

***CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Regular Meeting***

***Tuesday
February 11, 2020
6:45 p.m.***

***Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT AGENDA

District Board of Supervisors	Lori Price Shawna Winters Ted Sanders Aneesah Dominguez James McNally	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Dan Molloy	Molloy & James
District Engineer	Tonja Stewart	Stantec

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

The District Agenda is comprised of six different sections:

The first section which is called **Audience Questions and Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

District: **CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, February 11, 2020

Time: 6:45 PM

Location: Panther Trace Clubhouse
12515 Bramfield Drive
Riverview, Florida 33579

Dial-in Number: 563-999-2099

Guest Access Code: 686859#

Agenda

I. Roll Call

Lori Price – Chairmen Shawna winters – Vice Chair
Ted Sanders -Assist Secretary
Aneesah Dominguez – Assist Secretary
James McNally – Assist Secretary
District Attorney
District Engineer

II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

III. Consent Agenda

- | | |
|--|-----------|
| A. Consideration and Approval of the November 12, 2019 Regular Meeting Minutes | Exhibit 1 |
| B. Acceptance of the October - December 2019 Financial Statements | Exhibit 2 |
| C. Acceptance of the Arbitrage reports | Exhibit 3 |

IV. Business Matters

- | | |
|---|-----------|
| A. Review and Approval of Resolution 2020-03, 2020 Elections | Exhibit 4 |
| B. Consideration and Approval of Contract Renewal for Solitude Lake Management Services | Exhibit 5 |
| C. Consideration and Approval for Market Event Processes | |
| 1. Deposit | |
| 2. Waiver of liability | |
| 3. Schedule Events Quarterly | |
| 4. Event Location Rotation | |

V. Administrative Matters

- | | |
|--|-----------|
| A. Ratify the Selection of RFP – Audit Services | Exhibit 6 |
| B. Consideration and Approval of Contract Addendum for Village K All American Landscape Contract | Exhibit 7 |

C. Ratify POs and Contracts

Exhibit 8

VI. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer

VII. Supervisors Requests

VIII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

IX. Adjournment

EXHIBIT 1.

1 **MINUTES OF MEETING**

2 **CYPRESS CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cypress Creek Community Development
5 District was held on Tuesday, November 12, 2019 at 6:45 p.m. at Panther Trace Clubhouse, 12515
6 Bramfield Drive, Riverview, Florida 33579.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Cusmano called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Shawna Winters	Board Supervisor, Vice Chairwoman
11 James McNally	Board Supervisor, Assistant Secretary
12 Aneesah Dominguez	Board Supervisor, Assistant Secretary

13 Also present were:

14 Paul Cusmano District Manager, DPGF Management & Consulting, LLC.

15 *The following is a summary of the discussions and actions taken at the November 12, 2019 Cypress Creek*
16 *CDD Board of Supervisors Regular Meeting.*

17 **SECOND ORDER OF BUSINESS – Audience Comments**

18 Mr. Cusmano addressed some resident comments regarding the inconsistent pool closure times.

19 **THIRD ORDER OF BUSINESS – Consent Agenda**

20 A. Exhibit 1: Approval of the Minutes of the August 22, 2019 Meeting

21 On a MOTION by Ms. Winters, SECONDED by Mr. McNally, WITH ALL IN FAVOR, the Board
22 approved the Minutes of the August 22, 2019 Meeting for the Cypress Creek Community Development
23 District.

24 B. Exhibit 2: Acceptance of the August and September 2019 Unaudited Financial Statements

25 On a MOTION by Ms. Winters, SECONDED by Mr. McNally, WITH ALL IN FAVOR, the Board
26 accepted the August and September 2019 Unaudited Financial Statements for the Cypress Creek
27 Community Development District.

28 **FOURTH ORDER OF BUSINESS – Business Matters**

29 A. Exhibit 3: Review and Approval of **Resolution 2020-01**, Budget Amendment

30 On a MOTION by Ms. Winters, SECONDED by Ms. Dominguez, WITH ALL IN FAVOR, the Board
31 approved for Chairwoman Lori Price to review and approve adoption of **Resolution 2020-01**, Amending
32 the FY 2018-2019 Budget, for the Cypress Creek Community Development District.

33 B. Exhibit 4: Authorization to advertise for RFP – Audit Services

34 On a MOTION by Ms. Winters, SECONDED by Mr. McNally, WITH ALL IN FAVOR, the Board
35 authorized the advertisement for RFP for Audit Services for the Cypress Creek Community Development
36 District.

37 The Board requested an RFP for a Reserve Study update.

On a MOTION by Ms. Winters, SECONDED by Ms. Dominguez, WITH ALL IN FAVOR, the Board authorized the RFP for Reserve Study for the Cypress Creek Community Development District.

FIFTH ORDER OF BUSINESS – Administrative Matters

Mr. Cusmano introduced **Resolution 2020-02**, detailing an agreement between the developer and the HOA for funding shares, amending the FY 2018-2019 Budget to reflect this agreement.

On a MOTION by Ms. Winters, SECONDED by Ms. Dominguez, WITH ALL IN FAVOR, the Board approved for Chairwoman Lori Price to review and approve adoption of **Resolution 2020-02**, Amending the FY 2018-2019 Budget to reflect reduced security expenses resulting from a funding agreement with the HOA, for the Cypress Creek Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Manager - There being none, next item followed.

B. District Counsel - There being none, next item followed.

C. District Engineer - There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Audience Comments - New Business

Mr. Cusmano stated that, upon receipt of regular daylight reports, he would adjust pool times.

A resident asked a question about whether the upcoming Friendsgiving event had acquired a board-approved location and time. Discussion ensued.

NINTH ORDER OF BUSINESS – Adjournment

Mr. Cusmano asked for final questions, comments, or corrections before requesting a motion for adjournment of the meeting. There being none, Ms. Price made a motion to adjourn the meeting.

On a MOTION by Ms. Winters, SECONDED by Ms. Dominguez, WITH ALL IN FAVOR, the Board adjourned the meeting for the Cypress Creek Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2.

CYPRESS CREEK CDD
Financial Report Summary - General Fund & Construction Fund
10/31/2019

For The Period Ending :	GENERAL FUND 10/31/2019	CONSTRUCTION 2015 10/31/2019	CONSTRUCTION 2017A-B 10/31/2019	CONSTRUCTION 2018 10/31/2019
CASH BALANCE	\$ 12,657	\$ 17,767	\$ 37,789	\$ 292,647
CASH BALANCE - RESTRICTED	1,685	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	18,679	-	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	1,230,703	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	-	-	-
LESS: ACCOUNTS PAYABLE	(84,232)	-	-	(308,889)
LESS: DUE TO DEVELOPER	(1,685)	-	-	-
NET CASH BALANCE	\$ 1,179,492	\$ 17,767	\$ 37,789	\$ (16,243)

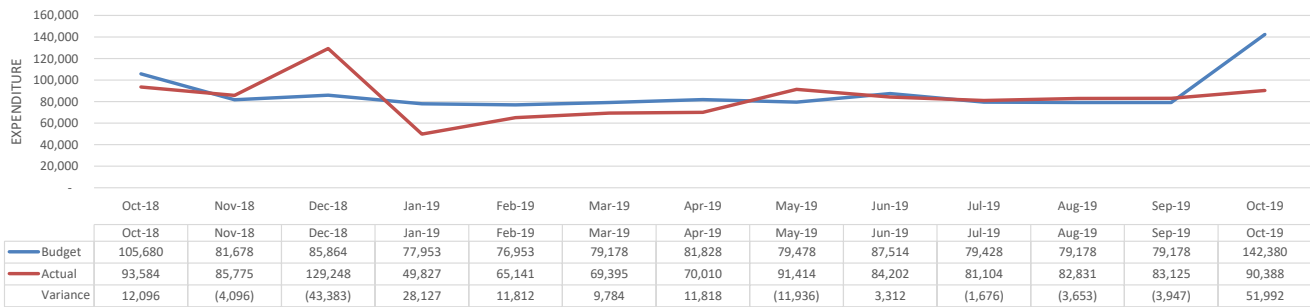
GENERAL FUND REVENUE AND EXPENDITURES (FY 2020 YTD):

	10/31/2019 ACTUAL YEAR-TO-DATE	10/31/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ -	\$ -	\$ -
EXPENDITURES (YTD)	(90,388)	(142,380)	51,991
NET OPERATING CHANGE	\$ (90,388)	\$ (142,380)	\$ 51,991
AVERAGE MONTHLY EXPENDITURES	\$ 90,388	\$ 142,380	\$ 51,991
PROJECTED EOY BASED ON AVERAGE	\$ 1,084,660	\$ 1,279,229	\$ 194,569

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	10/31/2019 ACTUAL YEAR-TO-DATE	10/31/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ -	\$ -	\$ -
ASSESSMENTS-OFF-ROLL (NET)	-	-	-
MISCELLANEOUS REVENUE	-	-	-
SECURITY REVENUE	-	-	-
INSURANCE PROCEEDS	-	-	-
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	23,966	50,395	26,429
FIELD SERVICE EXPENDITURES - LANDSCAPE	34,441	44,186	9,745
FIELD SERVICE EXPENDITURES - STREETLIGHTS	6,167	11,343	5,175
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	2,098	2,431	333
FIELD SERVICE EXPENDITURES - SECURITY	-	5,583	5,583
FIELD SERVICE EXPENDITURES - OTHER	10,178	8,509	(1,669)
AMENITY CENTER EXPENDITURES	13,538	19,933	6,395
CAPITAL EXPENDITURE	-	-	-
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 90,388	\$ 142,380	\$ 51,991

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



No New P.O.s

CYPRESS CREEK CDD
Financial Report Summary - General Fund & Construction Fund
11/30/2019

For The Period Ending :	GENERAL FUND 11/30/2019	CONSTRUCTION 2015 11/30/2019	CONSTRUCTION 2017A-B 11/30/2019	CONSTRUCTION 2018 11/30/2019
CASH BALANCE	\$ 18,039	\$ 17,789	\$ 37,836	\$ 251,716
CASH BALANCE - RESTRICTED	-	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	18,679	-	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	1,166,393	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	-	-	-
LESS: ACCOUNTS PAYABLE	(118,931)	-	-	(114,788)
LESS: DUE TO DEVELOPER	-	-	-	-
NET CASH BALANCE	\$ 1,084,180	\$ 17,789	\$ 37,836	\$ 136,928

GENERAL FUND REVENUE AND EXPENDITURES (FY 2020 YTD):

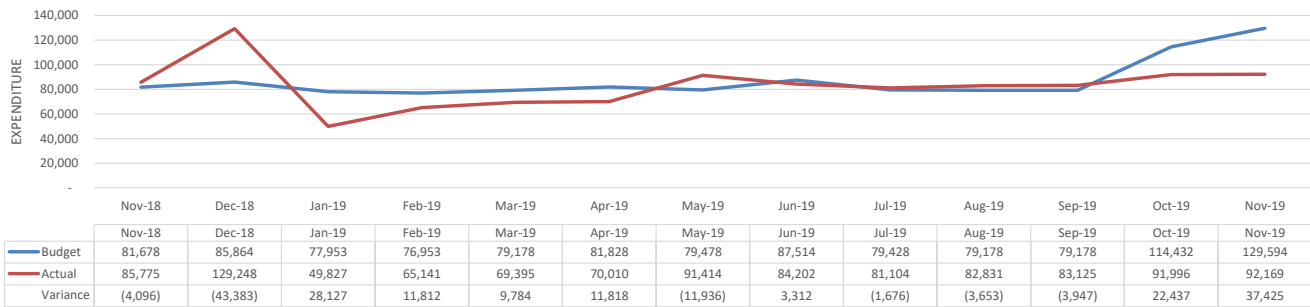
	11/30/2019 ACTUAL YEAR-TO-DATE	11/30/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 65,995	\$ 123,070	\$ (57,076)
EXPENDITURES (YTD)	(184,165)	(244,027)	59,862
NET OPERATING CHANGE	\$ (118,170)	\$ (120,956)	\$ 2,786

AVERAGE MONTHLY EXPENDITURES	\$ 92,082	\$ 122,013	\$ 29,931
PROJECTED EOY BASED ON AVERAGE	\$ 1,104,988	\$ 1,279,229	\$ 174,241

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	11/30/2019 ACTUAL YEAR-TO-DATE	11/30/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ 64,310	\$ 123,070	\$ (58,760)
ASSESSMENTS-OFF-ROLL (NET)	1,685	-	1,685
MISCELLANEOUS REVENUE	-	-	-
SECURITY REVENUE	-	-	-
INSURANCE PROCEEDS	-	-	-
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	40,891	40,891	0
FIELD SERVICE EXPENDITURES - LANDSCAPE	71,590	88,372	16,781
FIELD SERVICE EXPENDITURES - STREETLIGHTS	15,603	22,685	7,083
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	4,196	4,863	667
FIELD SERVICE EXPENDITURES - SECURITY	-	11,165	11,165
FIELD SERVICE EXPENDITURES - OTHER	30,175	36,185	6,010
AMENITY CENTER EXPENDITURES	21,710	39,866	18,156
CAPITAL EXPENDITURE	-	-	-
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 184,165	\$ 244,027	\$ 59,862

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



No New P.O.s

CYPRESS CREEK CDD
Financial Report Summary - General Fund & Construction Fund
12/31/2019

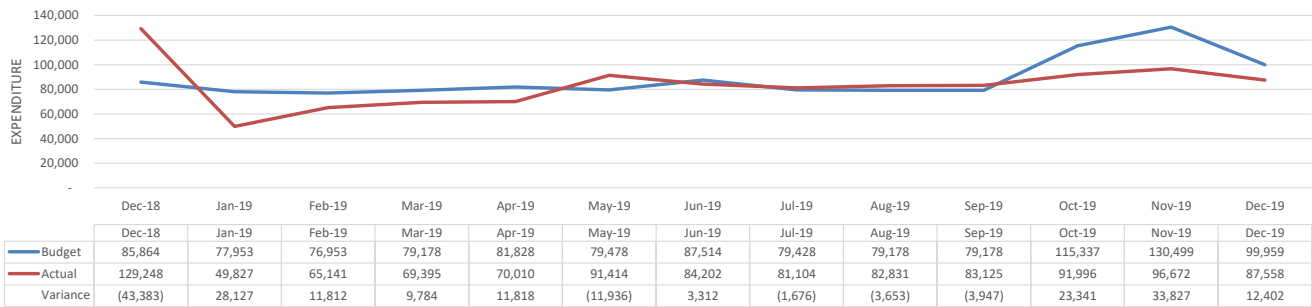
For The Period Ending :	GENERAL FUND 12/31/2019	CONSTRUCTION 2015 12/31/2019	CONSTRUCTION 2017A-B 12/31/2019	CONSTRUCTION 2018 12/31/2019
CASH BALANCE	\$ 918,551	\$ 17,808	\$ 37,876	\$ 228,687
CASH BALANCE - RESTRICTED	-	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	15,030	-	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	101,432	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	1,220	-	-	-
LESS: ACCOUNTS PAYABLE	(44,197)	-	-	(351,232)
LESS: DUE TO DEVELOPER	-	-	-	-
NET CASH BALANCE	\$ 992,034	\$ 17,808	\$ 37,876	\$ (122,544)

GENERAL FUND REVENUE AND EXPENDITURES (FY 2020 YTD):	12/31/2019 ACTUAL YEAR-TO-DATE	12/31/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 1,130,956	\$ 754,311	\$ 376,645
EXPENDITURES (YTD)	(276,226)	(345,796)	69,570
NET OPERATING CHANGE	\$ 854,730	\$ 408,515	\$ 446,215

AVERAGE MONTHLY EXPENDITURES	\$ 92,075	\$ 115,265	\$ 23,190
PROJECTED EOY BASED ON AVERAGE	\$ 1,104,903	\$ 1,279,229	\$ 174,326

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	12/31/2019 ACTUAL YEAR-TO-DATE	12/31/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ 1,129,271	\$ 738,422	\$ 390,849
ASSESSMENTS-OFF-ROLL (NET)	1,685	7,515	(5,830)
MISCELLANEOUS REVENUE	-	-	-
SECURITY REVENUE	-	8,374	(8,374)
INSURANCE PROCEEDS	-	-	-
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	58,466	51,903	(6,563)
FIELD SERVICE EXPENDITURES - LANDSCAPE	109,149	132,557	23,408
FIELD SERVICE EXPENDITURES - STREETLIGHTS	25,038	34,028	8,990
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	6,294	7,294	1,000
FIELD SERVICE EXPENDITURES - SECURITY	-	16,748	16,748
FIELD SERVICE EXPENDITURES - OTHER	37,921	43,223	5,302
AMENITY CENTER EXPENDITURES	32,570	60,043	27,473
CAPITAL EXPENDITURE	-	-	-
UNBUDGETED EXPENDITURES	6,788	-	(6,788)
TOTAL EXPENDITURES	\$ 276,226	\$ 345,796	\$ 69,570

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



New P.O.s

OM-CC-DPPG-179 - Cistech, Inc. - Parcel K Camera System \$3,229.25

OM-CC-DPPG-178 - Cistech, Inc. - Parcel K Access Control System \$3,559.06

EXHIBIT 3.



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

January 30, 2020

Ms. Patrica Comings-Thibault
Cypress Creek of Hillsborough County Community Development District
c/o DPF Management and Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746

**\$3,690,000 Cypress Creek of Hillsborough County Community Development District
Subordinate Lien Capital Improvement Revenue and Refunding Bonds, Series 2017A and
\$1,600,000 Cypress Creek of Hillsborough County Community Development District
Subordinate Lien Capital Improvement Revenue Bonds, Series 2017B**

Dear Ms. Comings-Thibault:

Attached you will find our arbitrage rebate report for the above-referenced issue for the annual period ended December 3, 2019 ("Computation Period"). This report indicates that there is no cumulative rebate liability as of December 3, 2019.

The next annual arbitrage calculation date is December 3, 2020. We have provided an engagement letter for the next computation. Please sign and return the annual engagement letter. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Mr. James Audette, US Bank, Orlando, FL.

Cypress Creek of Hillsborough County Community Development District

*\$3,690,000 Cypress Creek of Hillsborough County Community
Development District Subordinate Lien Capital Improvement
Revenue and Refunding Bonds, Series 2017A and \$1,600,000
Cypress Creek of Hillsborough County Community
Development District Subordinate Lien Capital
Improvement Revenue Bonds, Series 2017B*

For the period ended December 3, 2019



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

January 30, 2020

Cypress Creek of Hillsborough County Community Development District
c/o DPFG Management and Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746

Re: \$3,690,000 Cypress Creek of Hillsborough County Community Development District Subordinate Lien Capital Improvement Revenue and Refunding Bonds, Series 2017A and \$1,600,000 Cypress Creek of Hillsborough County Community Development District Subordinate Lien Capital Improvement Revenue Bonds, Series 2017B ("Bonds")

Cypress Creek of Hillsborough County Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended December 3, 2019 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatale Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatale Arbitrage of \$(106,836.13) at December 3, 2019. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Certificate As To Arbitrage And Certain Tax Matters, the calculations have been performed based upon a Bond Yield of 6.1376 %. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatale Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatale Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cypress Creek of Hillsborough County Community Development District

January 30, 2020

\$3,690,000 Subordinate Lien Capital Improvement Revenue and Refunding Bonds, Series 2017A

\$1,600,000 Subordinate Lien Capital Improvement Revenue Bonds, Series 2017B

For the period ended December 3, 2019

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is December 4, 2017.
2. The end of the first Bond Year for the Bonds is December 3, 2018.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cypress Creek of Hillsborough County Community Development District

January 30, 2020

\$3,690,000 Subordinate Lien Capital Improvement Revenue and Refunding Bonds, Series 2017A

\$1,600,000 Subordinate Lien Capital Improvement Revenue Bonds, Series 2017B

For the period ended December 3, 2019

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Series 2017A are issued in an aggregate principal amount of \$3,690,000, together with other funds of the District, for the purpose of: (i) refunding and redeeming all of Outstanding principal amount of the District's Subordinate Lien Capital Improvement Revenue Bonds, Series 2016B, (ii) financing a portion of the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District's Capital Improvement Program; (iii) paying certain costs associated with the issuance of the 2017A Bonds; (iv) making a deposit into the Series 2017A-1 Reserve Account and into the series 2017A-2 Reserve Account to be held jointly for the benefit of all of the series 2017A Bonds, without privilege or priority of one Series 2017A Bond over another; and (v) paying a portion of the interest to become due on the Bonds.
12. The Series 2017B are issued in an aggregate principal amount of \$1,600,000, for the purpose of: (i) financing a portion of the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District's Capital Improvement Program (ii) paying certain costs associated with the issuance of the Series 2017B Bonds; (iii) making a deposit into the Series 2017B Reserve Account for the benefit of all of the Series 2017B Bonds; and (iv) paying a portion of the interest to become due on the Series 2017B Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cypress Creek of Hillsborough County Community Development District

January 30, 2020

\$3,690,000 Subordinate Lien Capital Improvement Revenue and Refunding Bonds, Series 2017A

\$1,600,000 Subordinate Lien Capital Improvement Revenue Bonds, Series 2017B

For the period ended December 3, 2019

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cypress Creek of Hillsborough County Community Development District

January 30, 2020

\$3,690,000 Subordinate Lien Capital Improvement Revenue and Refunding Bonds, Series 2017A

\$1,600,000 Subordinate Lien Capital Improvement Revenue Bonds, Series 2017B

For the period ended December 3, 2019

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Certificate As To Arbitrage And Certain
Other Tax Matters

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Cypress Creek of Hillsborough County Community Development District

January 30, 2020

\$3,690,000 Subordinate Lien Capital Improvement Revenue and Refunding Bonds, Series 2017A

\$1,600,000 Subordinate Lien Capital Improvement Revenue Bonds, Series 2017B

For the period ended December 3, 2019

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatale Arbitrage.

\$3,690,000 CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2017A
\$1,600,000 CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 4 / 2017 ISSUE DATE
12 / 4 / 2017 BEGINNING OF COMPUTATION PERIOD
12 / 3 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1376%	ALLOWABLE EARNINGS
12 / 4 / 2017	INITIAL DEPOSIT		0.00	201,105.00	226,912.71	25,807.71
1 / 2 / 2018	CAPITAL INTEREST FUND 2017A		127.86	0.00	0.00	0.00
1 / 3 / 2018	CAPITAL INTEREST FUND 2017A		0.00	131.36	147.50	16.14
1 / 3 / 2018	CAPITAL INTEREST FUND 2017A		0.00	47.69	53.55	5.86
2 / 1 / 2018	CAPITAL INTEREST FUND 2017A		159.64	0.00	0.00	0.00
2 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	163.77	183.00	19.23
2 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	59.45	66.43	6.98
3 / 1 / 2018	CAPITAL INTEREST FUND 2017A		148.60	0.00	0.00	0.00
3 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	152.15	169.16	17.01
3 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	55.23	61.40	6.17
4 / 2 / 2018	CAPITAL INTEREST FUND 2017A		193.59	0.00	0.00	0.00
4 / 3 / 2018	CAPITAL INTEREST FUND 2017A		0.00	197.86	218.83	20.97
4 / 3 / 2018	CAPITAL INTEREST FUND 2017A		0.00	71.83	79.44	7.61
5 / 1 / 2018	CAPITAL INTEREST FUND 2017A		0.00	(90,405.00)	(99,519.42)	(9,114.42)
5 / 1 / 2018	CAPITAL INTEREST FUND 2017A		208.72	0.00	0.00	0.00
5 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	212.86	234.28	21.42
5 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	77.27	85.05	7.78
6 / 1 / 2018	CAPITAL INTEREST FUND 2017A		124.42	0.00	0.00	0.00
6 / 4 / 2018	CAPITAL INTEREST FUND 2017A		0.00	228.10	249.71	21.61
6 / 4 / 2018	CAPITAL INTEREST FUND 2017A		0.00	82.81	90.65	7.84
7 / 2 / 2018	CAPITAL INTEREST FUND 2017A		130.79	0.00	0.00	0.00
7 / 3 / 2018	CAPITAL INTEREST FUND 2017A		0.00	238.92	260.28	21.36
7 / 3 / 2018	CAPITAL INTEREST FUND 2017A		0.00	86.73	94.49	7.76
8 / 1 / 2018	CAPITAL INTEREST FUND 2017A		0.00	(6,975.00)	(7,563.03)	(588.03)
8 / 1 / 2018	CAPITAL INTEREST FUND 2017A		142.91	0.00	0.00	0.00
8 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	259.97	281.84	21.87
8 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	94.37	102.31	7.94
9 / 4 / 2018	CAPITAL INTEREST FUND 2017A		138.31	0.00	0.00	0.00
9 / 5 / 2018	CAPITAL INTEREST FUND 2017A		0.00	266.79	287.64	20.85
9 / 5 / 2018	CAPITAL INTEREST FUND 2017A		0.00	96.85	104.42	7.57
10 / 1 / 2018	CAPITAL INTEREST FUND 2017A		140.79	0.00	0.00	0.00
10 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	270.44	290.25	19.81
10 / 2 / 2018	CAPITAL INTEREST FUND 2017A		0.00	98.18	105.37	7.19
11 / 1 / 2018	CAPITAL INTEREST FUND 2017A		0.00	(74,400.00)	(79,462.29)	(5,062.29)
11 / 1 / 2018	CAPITAL INTEREST FUND 2017A		162.85	0.00	0.00	0.00
11 / 5 / 2018	CAPITAL INTEREST FUND 2017A		0.00	(33,896.11)	(36,178.15)	(2,282.04)
12 / 3 / 2018	CAPITAL INTEREST FUND 2017A		6.78	0.00	0.00	0.00
12 / 4 / 2018	CAPITAL INTEREST FUND 2017A		0.00	(6.78)	(7.20)	(0.42)
		<u>0.00</u>	<u>1,685.26</u>	<u>(1,685.26)</u>	<u>7,348.22</u>	<u>9,033.48</u>
12 / 4 / 2017	INITIAL DEPOSIT		0.00	87,200.00	98,390.33	11,190.33
1 / 2 / 2018	CAPITAL INTEREST FUND 2017B		55.44	0.00	0.00	0.00
2 / 1 / 2018	CAPITAL INTEREST FUND 2017B		69.16	0.00	0.00	0.00
3 / 1 / 2018	CAPITAL INTEREST FUND 2017B		64.31	0.00	0.00	0.00
3 / 28 / 2018	CAPITAL INTEREST FUND 2017B		0.00	207.98	230.22	22.24
4 / 2 / 2018	CAPITAL INTEREST FUND 2017B		83.72	0.00	0.00	0.00
5 / 1 / 2018	CAPITAL INTEREST FUND 2017B		0.00	(39,200.00)	(43,152.05)	(3,952.05)
5 / 1 / 2018	CAPITAL INTEREST FUND 2017B		90.33	0.00	0.00	0.00
5 / 15 / 2018	CAPITAL INTEREST FUND 2017B		0.00	191.11	209.88	18.77
6 / 1 / 2018	CAPITAL INTEREST FUND 2017B		53.74	0.00	0.00	0.00
6 / 4 / 2018	CAPITAL INTEREST FUND 2017B		0.00	106.08	116.13	10.05
7 / 2 / 2018	CAPITAL INTEREST FUND 2017B		56.56	0.00	0.00	0.00
7 / 3 / 2018	CAPITAL INTEREST FUND 2017B		0.00	111.02	120.95	9.93
8 / 1 / 2018	CAPITAL INTEREST FUND 2017B		61.76	0.00	0.00	0.00
8 / 2 / 2018	CAPITAL INTEREST FUND 2017B		0.00	120.80	130.96	10.16
9 / 4 / 2018	CAPITAL INTEREST FUND 2017B		63.62	0.00	0.00	0.00
9 / 5 / 2018	CAPITAL INTEREST FUND 2017B		0.00	123.97	133.66	9.69
10 / 1 / 2018	CAPITAL INTEREST FUND 2017B		64.71	0.00	0.00	0.00
10 / 2 / 2018	CAPITAL INTEREST FUND 2017B		0.00	125.66	134.87	9.21
11 / 1 / 2018	CAPITAL INTEREST FUND 2017B		0.00	(48,000.00)	(51,266.00)	(3,266.00)
11 / 1 / 2018	CAPITAL INTEREST FUND 2017B		74.77	0.00	0.00	0.00
11 / 5 / 2018	CAPITAL INTEREST FUND 2017B		0.00	(1,724.74)	(1,840.86)	(116.12)
12 / 3 / 2018	CAPITAL INTEREST FUND 2017B		0.34	0.00	0.00	0.00

\$3,690,000 CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2017A
\$1,600,000 CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 4 / 2017 ISSUE DATE
12 / 4 / 2017 BEGINNING OF COMPUTATION PERIOD
12 / 3 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1376%	ALLOWABLE EARNINGS
12 / 13 / 2018	CAPITAL INTEREST FUND 2017B	0.00	0.00	(0.34)	(0.36)	(0.02)
		0.00	738.46	(738.46)	3,207.73	3,946.19
12 / 4 / 2017	INITIAL DEPOSIT		0.00	106,061.35	119,672.15	13,610.80
12 / 4 / 2017	COST OF ISSUANCE 2017A		0.00	909.49	1,026.20	116.71
12 / 4 / 2017	COST OF ISSUANCE 2017A		0.00	(4,534.03)	(5,115.88)	(581.85)
12 / 4 / 2017	COST OF ISSUANCE 2017A		0.00	(31,389.41)	(35,417.60)	(4,028.19)
12 / 4 / 2017	COST OF ISSUANCE 2017A		0.00	(6,975.43)	(7,870.58)	(895.15)
12 / 4 / 2017	COST OF ISSUANCE 2017A		0.00	(27,901.70)	(31,482.31)	(3,580.61)
12 / 4 / 2017	COST OF ISSUANCE 2017A		0.00	(3,007.00)	(3,392.89)	(385.89)
12 / 4 / 2017	COST OF ISSUANCE 2017A		0.00	(24,413.99)	(27,547.03)	(3,133.04)
12 / 5 / 2017	COST OF ISSUANCE 2017A		0.00	(1,800.00)	(2,030.65)	(230.65)
12 / 5 / 2017	COST OF ISSUANCE 2017A		0.00	(5,876.45)	(6,629.46)	(753.01)
12 / 5 / 2017	COST OF ISSUANCE 2017A		0.00	544.42	614.18	69.76
1 / 2 / 2018	COST OF ISSUANCE 2017A		1.17	0.00	0.00	0.00
1 / 31 / 2018	COST OF ISSUANCE 2017A		0.00	(871.93)	(974.45)	(102.52)
2 / 1 / 2018	COST OF ISSUANCE 2017A		1.26	0.00	0.00	0.00
3 / 1 / 2018	COST OF ISSUANCE 2017A		0.55	0.00	0.00	0.00
4 / 2 / 2018	COST OF ISSUANCE 2017A		0.72	0.00	0.00	0.00
5 / 1 / 2018	COST OF ISSUANCE 2017A		0.77	0.00	0.00	0.00
6 / 1 / 2018	COST OF ISSUANCE 2017A		0.83	0.00	0.00	0.00
6 / 7 / 2018	COST OF ISSUANCE 2017A		0.00	(750.62)	(821.32)	(70.70)
		0.00	5.30	(5.30)	30.36	35.66
12 / 4 / 2017	INITIAL DEPOSIT		0.00	45,988.65	51,890.35	5,901.70
12 / 4 / 2017	COST OF ISSUANCE 2017B		0.00	(909.49)	(1,026.20)	(116.71)
12 / 4 / 2017	COST OF ISSUANCE 2017B		0.00	(1,965.97)	(2,218.26)	(252.29)
12 / 4 / 2017	COST OF ISSUANCE 2017B		0.00	(13,610.59)	(15,357.23)	(1,746.64)
12 / 4 / 2017	COST OF ISSUANCE 2017B		0.00	(3,024.57)	(3,412.71)	(388.14)
12 / 4 / 2017	COST OF ISSUANCE 2017B		0.00	(12,098.30)	(13,650.87)	(1,552.57)
12 / 4 / 2017	COST OF ISSUANCE 2017B		0.00	(10,586.01)	(11,944.51)	(1,358.50)
12 / 5 / 2017	COST OF ISSUANCE 2017B		0.00	(544.42)	(614.18)	(69.76)
12 / 5 / 2017	COST OF ISSUANCE 2017B		0.00	(2,548.05)	(2,874.56)	(326.51)
1 / 2 / 2018	COST OF ISSUANCE 2017B		0.51	0.00	0.00	0.00
1 / 31 / 2018	COST OF ISSUANCE 2017B		0.00	(378.07)	(422.52)	(44.45)
2 / 1 / 2018	COST OF ISSUANCE 2017B		0.55	0.00	0.00	0.00
3 / 1 / 2018	COST OF ISSUANCE 2017B		0.24	0.00	0.00	0.00
4 / 2 / 2018	COST OF ISSUANCE 2017B		0.31	0.00	0.00	0.00
5 / 1 / 2018	COST OF ISSUANCE 2017B		0.33	0.00	0.00	0.00
6 / 1 / 2018	COST OF ISSUANCE 2017B		0.36	0.00	0.00	0.00
6 / 7 / 2018	COST OF ISSUANCE 2017B		0.00	(325.48)	(356.13)	(30.65)
		0.00	2.30	(2.30)	13.18	15.48
12 / 4 / 2017	INITIAL DEPOSIT		0.00	500,861.62	565,136.95	64,275.33
1 / 2 / 2018	ACQUISTION AND CONSTRUCTION 2017A		318.45	0.00	0.00	0.00
2 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017A		397.26	0.00	0.00	0.00
3 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017A		369.37	0.00	0.00	0.00
3 / 5 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(107,017.10)	(118,919.37)	(11,902.27)
3 / 22 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(1,101.00)	(1,219.96)	(118.96)
3 / 22 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(10,000.00)	(11,080.51)	(1,080.51)
3 / 22 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(33,896.70)	(37,559.26)	(3,662.56)
4 / 2 / 2018	ACQUISTION AND CONSTRUCTION 2017A		375.21	0.00	0.00	0.00
4 / 3 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(39,418.00)	(43,596.54)	(4,178.54)
4 / 9 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(4,875.00)	(5,386.35)	(511.35)
4 / 27 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(411.00)	(452.74)	(41.74)
4 / 27 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(4,763.76)	(5,247.55)	(483.79)
4 / 27 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(6,450.00)	(7,105.04)	(655.04)
5 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017A		317.70	0.00	0.00	0.00
5 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(7,957.50)	(8,759.76)	(802.26)
5 / 17 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(12,675.00)	(13,915.43)	(1,240.43)
5 / 17 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(50,656.00)	(55,613.40)	(4,957.40)
5 / 17 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(9,903.20)	(10,872.37)	(969.17)
6 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017A		276.91	0.00	0.00	0.00
6 / 4 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(100,226.55)	(109,721.44)	(9,494.89)
6 / 4 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	(112,933.80)	(123,632.51)	(10,698.71)
6 / 7 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	750.62	821.32	70.70
7 / 2 / 2018	ACQUISTION AND CONSTRUCTION 2017A		25.26	0.00	0.00	0.00

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\$1,600,000 CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 4 / 2017 ISSUE DATE
12 / 4 / 2017 BEGINNING OF COMPUTATION PERIOD
12 / 3 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1376%	ALLOWABLE EARNINGS
8 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017A		1.77	0.00	0.00	0.00
9 / 4 / 2018	ACQUISTION AND CONSTRUCTION 2017A		1.82	0.00	0.00	0.00
10 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017A		1.85	0.00	0.00	0.00
11 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017A		2.13	0.00	0.00	0.00
11 / 5 / 2018	ACQUISTION AND CONSTRUCTION 2017A		0.00	33,896.11	36,178.15	2,282.04
12 / 3 / 2018	ACQUISTION AND CONSTRUCTION 2017A		46.30	0.00	0.00	0.00
1 / 2 / 2019	ACQUISTION AND CONSTRUCTION 2017A		57.74	0.00	0.00	0.00
1 / 3 / 2019	ACQUISTION AND CONSTRUCTION 2017A		0.00	6.79	7.18	0.39
2 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017A		60.82	0.00	0.00	0.00
3 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017A		54.49	0.00	0.00	0.00
4 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017A		61.00	0.00	0.00	0.00
5 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017A		59.51	0.00	0.00	0.00
6 / 3 / 2019	ACQUISTION AND CONSTRUCTION 2017A		60.68	0.00	0.00	0.00
7 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017A		57.48	0.00	0.00	0.00
8 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017A		58.96	0.00	0.00	0.00
9 / 3 / 2019	ACQUISTION AND CONSTRUCTION 2017A		52.45	0.00	0.00	0.00
10 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017A		49.88	0.00	0.00	0.00
11 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017A		44.81	0.00	0.00	0.00
12 / 2 / 2019	ACQUISTION AND CONSTRUCTION 2017A		38.32	0.00	0.00	0.00
		36,020.70	2,790.17	33,230.53	49,061.37	15,830.84
12 / 4 / 2017	INITIAL DEPOSIT		0.00	1,298,811.35	1,465,487.18	166,675.83
1 / 2 / 2018	RESTRICTED ACQ. AND CONS. FUND 2017B		825.79	0.00	0.00	0.00
2 / 1 / 2018	RESTRICTED ACQ. AND CONS. FUND 2017B		1,030.16	0.00	0.00	0.00
2 / 8 / 2018	RESTRICTED ACQ. AND CONS. FUND 2017B		0.00	(1,300,667.30)	(1,451,893.35)	(151,226.05)
		0.00	1,855.95	(1,855.95)	13,593.83	15,449.78
2 / 8 / 2018	INITIAL DEPOSIT		0.00	1,300,667.30	1,451,893.35	151,226.05
3 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017B		692.40	0.00	0.00	0.00
3 / 5 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	232.02	257.82	25.80
4 / 2 / 2018	ACQUISTION AND CONSTRUCTION 2017B		1,246.50	0.00	0.00	0.00
5 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017B		1,342.23	0.00	0.00	0.00
5 / 17 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(343,997.53)	(377,662.49)	(33,664.96)
5 / 17 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(74,314.35)	(81,587.05)	(7,272.70)
6 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017B		1,213.27	0.00	0.00	0.00
6 / 7 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	325.48	356.13	30.65
6 / 26 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(267,593.07)	(291,863.08)	(24,270.01)
7 / 2 / 2018	ACQUISTION AND CONSTRUCTION 2017B		971.64	0.00	0.00	0.00
8 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017B		781.06	0.00	0.00	0.00
8 / 21 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(341,843.26)	(369,419.84)	(27,576.58)
8 / 24 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(89,935.84)	(97,142.04)	(7,206.20)
8 / 30 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(35,427.60)	(38,227.74)	(2,800.14)
9 / 4 / 2018	ACQUISTION AND CONSTRUCTION 2017B		610.41	0.00	0.00	0.00
9 / 13 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(47,530.00)	(51,174.85)	(3,644.85)
10 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017B		164.84	0.00	0.00	0.00
10 / 19 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(104,662.88)	(112,009.79)	(7,346.91)
10 / 26 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	(2,942.62)	(3,145.48)	(202.86)
11 / 1 / 2018	ACQUISTION AND CONSTRUCTION 2017B		94.16	0.00	0.00	0.00
11 / 5 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	1,724.74	1,840.86	116.12
12 / 3 / 2018	ACQUISTION AND CONSTRUCTION 2017B		2.38	0.00	0.00	0.00
12 / 13 / 2018	ACQUISTION AND CONSTRUCTION 2017B		0.00	0.34	0.36	0.02
1 / 2 / 2019	ACQUISTION AND CONSTRUCTION 2017B		2.97	0.00	0.00	0.00
2 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017B		3.13	0.00	0.00	0.00
3 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017B		2.81	0.00	0.00	0.00
4 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017B		3.14	0.00	0.00	0.00
5 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017B		3.07	0.00	0.00	0.00
6 / 3 / 2019	ACQUISTION AND CONSTRUCTION 2017B		3.13	0.00	0.00	0.00
7 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017B		2.96	0.00	0.00	0.00
8 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017B		3.04	0.00	0.00	0.00
9 / 3 / 2019	ACQUISTION AND CONSTRUCTION 2017B		2.70	0.00	0.00	0.00
10 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017B		2.57	0.00	0.00	0.00
11 / 1 / 2019	ACQUISTION AND CONSTRUCTION 2017B		2.31	0.00	0.00	0.00
12 / 2 / 2019	ACQUISTION AND CONSTRUCTION 2017B		1.97	0.00	0.00	0.00
		1,855.42	7,152.69	(5,297.27)	32,116.16	37,413.43
12 / 4 / 2017	INITIAL DEPOSIT		0.00	96,000.00	108,319.63	12,319.63
1 / 2 / 2018	RESERVE FUND 2017B		61.04	0.00	0.00	0.00

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SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 4 / 2017 ISSUE DATE
12 / 4 / 2017 BEGINNING OF COMPUTATION PERIOD
12 / 3 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1376%	ALLOWABLE EARNINGS
2 / 1 / 2018	RESERVE FUND 2017B		76.14	0.00	0.00	0.00
3 / 1 / 2018	RESERVE FUND 2017B		70.80	0.00	0.00	0.00
3 / 28 / 2018	RESERVE FUND 2017B		0.00	(207.98)	(230.22)	(22.24)
4 / 2 / 2018	RESERVE FUND 2017B		92.11	0.00	0.00	0.00
5 / 1 / 2018	RESERVE FUND 2017B		99.00	0.00	0.00	0.00
5 / 15 / 2018	RESERVE FUND 2017B		0.00	(191.11)	(209.88)	(18.77)
6 / 1 / 2018	RESERVE FUND 2017B		106.08	0.00	0.00	0.00
6 / 4 / 2018	RESERVE FUND 2017B		0.00	(106.08)	(116.13)	(10.05)
7 / 2 / 2018	RESERVE FUND 2017B		111.02	0.00	0.00	0.00
7 / 3 / 2018	RESERVE FUND 2017B		0.00	(111.02)	(120.95)	(9.93)
8 / 1 / 2018	RESERVE FUND 2017B		120.80	0.00	0.00	0.00
8 / 2 / 2018	RESERVE FUND 2017B		0.00	(120.80)	(130.96)	(10.16)
9 / 4 / 2018	RESERVE FUND 2017B		123.97	0.00	0.00	0.00
9 / 5 / 2018	RESERVE FUND 2017B		0.00	(123.97)	(133.66)	(9.69)
10 / 1 / 2018	RESERVE FUND 2017B		125.66	0.00	0.00	0.00
10 / 2 / 2018	RESERVE FUND 2017B		0.00	(125.66)	(134.87)	(9.21)
11 / 1 / 2018	RESERVE FUND 2017B		144.60	0.00	0.00	0.00
12 / 3 / 2018	RESERVE FUND 2017B		144.54	0.00	0.00	0.00
12 / 14 / 2018	RESERVE FUND 2017B		0.00	(289.14)	(306.59)	(17.45)
1 / 2 / 2019	RESERVE FUND 2017B		156.96	0.00	0.00	0.00
1 / 3 / 2019	RESERVE FUND 2017B		0.00	(156.96)	(165.90)	(8.94)
2 / 1 / 2019	RESERVE FUND 2017B		164.85	0.00	0.00	0.00
2 / 4 / 2019	RESERVE FUND 2017B		0.00	(164.85)	(173.34)	(8.49)
3 / 1 / 2019	RESERVE FUND 2017B		147.45	0.00	0.00	0.00
3 / 4 / 2019	RESERVE FUND 2017B		0.00	(147.45)	(154.26)	(6.81)
4 / 1 / 2019	RESERVE FUND 2017B		164.80	0.00	0.00	0.00
4 / 2 / 2019	RESERVE FUND 2017B		0.00	(164.80)	(171.61)	(6.81)
5 / 1 / 2019	RESERVE FUND 2017B		160.49	0.00	0.00	0.00
5 / 2 / 2019	RESERVE FUND 2017B		0.00	(160.49)	(166.28)	(5.79)
6 / 3 / 2019	RESERVE FUND 2017B		163.37	0.00	0.00	0.00
6 / 4 / 2019	RESERVE FUND 2017B		0.00	(163.37)	(168.36)	(4.99)
7 / 1 / 2019	RESERVE FUND 2017B		154.51	0.00	0.00	0.00
7 / 2 / 2019	RESERVE FUND 2017B		0.00	(154.51)	(158.48)	(3.97)
8 / 1 / 2019	RESERVE FUND 2017B		158.22	0.00	0.00	0.00
8 / 2 / 2019	RESERVE FUND 2017B		0.00	(158.22)	(161.47)	(3.25)
9 / 3 / 2019	RESERVE FUND 2017B		140.53	0.00	0.00	0.00
9 / 4 / 2019	RESERVE FUND 2017B		0.00	(140.53)	(142.65)	(2.12)
10 / 1 / 2019	RESERVE FUND 2017B		133.44	0.00	0.00	0.00
10 / 2 / 2019	RESERVE FUND 2017B		0.00	(133.44)	(134.81)	(1.37)
11 / 1 / 2019	RESERVE FUND 2017B		119.72	0.00	0.00	0.00
11 / 4 / 2019	RESERVE FUND 2017B		0.00	(119.72)	(120.30)	(0.58)
12 / 2 / 2019	RESERVE FUND 2017B		102.24	0.00	0.00	0.00
12 / 3 / 2019	RESERVE FUND 2017B		0.00	(102.24)	(102.24)	0.00
12 / 3 / 2019	INTEREST ACCRUAL		9.50	0.00	0.00	0.00
		<u>96,009.50</u>	<u>3,051.84</u>	<u>92,957.66</u>	<u>105,116.67</u>	<u>12,159.01</u>
12 / 4 / 2017	INITIAL DEPOSIT		0.00	206,600.00	233,112.88	26,512.88
1 / 2 / 2018	RESERVE FUND 2017 A-1		131.36	0.00	0.00	0.00
1 / 3 / 2018	RESERVE FUND 2017 A-1		0.00	(131.36)	(147.50)	(16.14)
2 / 1 / 2018	RESERVE FUND 2017 A-1		163.77	0.00	0.00	0.00
2 / 2 / 2018	RESERVE FUND 2017 A-1		0.00	(163.77)	(183.00)	(19.23)
3 / 1 / 2018	RESERVE FUND 2017 A-1		152.15	0.00	0.00	0.00
3 / 2 / 2018	RESERVE FUND 2017 A-1		0.00	(152.15)	(169.16)	(17.01)
4 / 2 / 2018	RESERVE FUND 2017 A-1		197.86	0.00	0.00	0.00
4 / 3 / 2018	RESERVE FUND 2017 A-1		0.00	(197.86)	(218.83)	(20.97)
5 / 1 / 2018	RESERVE FUND 2017 A-1		212.86	0.00	0.00	0.00
5 / 2 / 2018	RESERVE FUND 2017 A-1		0.00	(212.86)	(234.28)	(21.42)
6 / 1 / 2018	RESERVE FUND 2017 A-1		228.10	0.00	0.00	0.00
6 / 4 / 2018	RESERVE FUND 2017 A-1		0.00	(228.10)	(249.71)	(21.61)
7 / 2 / 2018	RESERVE FUND 2017 A-1		238.92	0.00	0.00	0.00
7 / 3 / 2018	RESERVE FUND 2017 A-1		0.00	(238.92)	(260.28)	(21.36)
8 / 1 / 2018	RESERVE FUND 2017 A-1		259.97	0.00	0.00	0.00
8 / 2 / 2018	RESERVE FUND 2017 A-1		0.00	(259.97)	(281.84)	(21.87)
9 / 4 / 2018	RESERVE FUND 2017 A-1		266.79	0.00	0.00	0.00
9 / 5 / 2018	RESERVE FUND 2017 A-1		0.00	(266.79)	(287.64)	(20.85)

\$3,690,000 CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
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\$1,600,000 CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 4 / 2017 ISSUE DATE
12 / 4 / 2017 BEGINNING OF COMPUTATION PERIOD
12 / 3 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1376%	ALLOWABLE EARNINGS
10 / 1 / 2018	RESERVE FUND 2017 A-1		270.44	0.00	0.00	0.00
10 / 2 / 2018	RESERVE FUND 2017 A-1		0.00	(270.44)	(290.25)	(19.81)
11 / 1 / 2018	RESERVE FUND 2017 A-1		311.19	0.00	0.00	0.00
11 / 2 / 2018	RESERVE FUND 2017 A-1		0.00	(311.19)	(332.31)	(21.12)
12 / 3 / 2018	RESERVE FUND 2017 A-1		310.61	0.00	0.00	0.00
12 / 4 / 2018	RESERVE FUND 2017 A-1		0.00	(310.61)	(329.91)	(19.30)
1 / 2 / 2019	RESERVE FUND 2017 A-1		337.44	0.00	0.00	0.00
1 / 3 / 2019	RESERVE FUND 2017 A-1		0.00	(337.44)	(356.67)	(19.23)
2 / 1 / 2019	RESERVE FUND 2017 A-1		354.77	0.00	0.00	0.00
2 / 4 / 2019	RESERVE FUND 2017 A-1		0.00	(354.77)	(373.04)	(18.27)
3 / 1 / 2019	RESERVE FUND 2017 A-1		317.32	0.00	0.00	0.00
3 / 4 / 2019	RESERVE FUND 2017 A-1		0.00	(317.32)	(331.98)	(14.66)
4 / 1 / 2019	RESERVE FUND 2017 A-1		354.66	0.00	0.00	0.00
4 / 2 / 2019	RESERVE FUND 2017 A-1		0.00	(354.66)	(369.31)	(14.65)
5 / 1 / 2019	RESERVE FUND 2017 A-1		345.39	0.00	0.00	0.00
5 / 2 / 2019	RESERVE FUND 2017 A-1		0.00	(345.39)	(357.85)	(12.46)
6 / 3 / 2019	RESERVE FUND 2017 A-1		351.59	0.00	0.00	0.00
6 / 4 / 2019	RESERVE FUND 2017 A-1		0.00	(351.59)	(362.32)	(10.73)
7 / 1 / 2019	RESERVE FUND 2017 A-1		332.52	0.00	0.00	0.00
7 / 2 / 2019	RESERVE FUND 2017 A-1		0.00	(332.52)	(341.06)	(8.54)
8 / 1 / 2019	RESERVE FUND 2017 A-1		340.51	0.00	0.00	0.00
8 / 2 / 2019	RESERVE FUND 2017 A-1		0.00	(340.51)	(347.50)	(6.99)
9 / 3 / 2019	RESERVE FUND 2017 A-1		302.42	0.00	0.00	0.00
9 / 4 / 2019	RESERVE FUND 2017 A-1		0.00	(302.42)	(306.97)	(4.55)
10 / 1 / 2019	RESERVE FUND 2017 A-1		287.18	0.00	0.00	0.00
10 / 2 / 2019	RESERVE FUND 2017 A-1		0.00	(287.18)	(290.14)	(2.96)
11 / 1 / 2019	RESERVE FUND 2017 A-1		257.64	0.00	0.00	0.00
11 / 4 / 2019	RESERVE FUND 2017 A-1		0.00	(257.64)	(258.90)	(1.26)
12 / 2 / 2019	RESERVE FUND 2017 A-1		220.03	0.00	0.00	0.00
12 / 3 / 2019	RESERVE FUND 2017 A-1		0.00	(220.03)	(220.03)	0.00
12 / 3 / 2019	INTEREST ACCRUAL		33.79	0.00	0.00	0.00
		206,633.79	6,579.28	200,054.51	226,212.40	26,157.89
12 / 4 / 2017	INITIAL DEPOSIT		0.00	75,000.00	84,624.71	9,624.71
1 / 2 / 2018	RESERVE FUND 2017 A-2		47.69	0.00	0.00	0.00
1 / 3 / 2018	RESERVE FUND 2017 A-2		0.00	(47.69)	(53.55)	(5.86)
2 / 1 / 2018	RESERVE FUND 2017 A-2		59.45	0.00	0.00	0.00
2 / 2 / 2018	RESERVE FUND 2017 A-2		0.00	(59.45)	(66.43)	(6.98)
3 / 1 / 2018	RESERVE FUND 2017 A-2		55.23	0.00	0.00	0.00
3 / 2 / 2018	RESERVE FUND 2017 A-2		0.00	(55.23)	(61.40)	(6.17)
4 / 2 / 2018	RESERVE FUND 2017 A-2		71.83	0.00	0.00	0.00
4 / 3 / 2018	RESERVE FUND 2017 A-2		0.00	(71.83)	(79.44)	(7.61)
5 / 1 / 2018	RESERVE FUND 2017 A-2		77.27	0.00	0.00	0.00
5 / 2 / 2018	RESERVE FUND 2017 A-2		0.00	(77.27)	(85.05)	(7.78)
6 / 1 / 2018	RESERVE FUND 2017 A-2		82.81	0.00	0.00	0.00
6 / 4 / 2018	RESERVE FUND 2017 A-2		0.00	(82.81)	(90.65)	(7.84)
7 / 2 / 2018	RESERVE FUND 2017 A-2		86.73	0.00	0.00	0.00
7 / 3 / 2018	RESERVE FUND 2017 A-2		0.00	(86.73)	(94.49)	(7.76)
8 / 1 / 2018	RESERVE FUND 2017 A-2		94.37	0.00	0.00	0.00
8 / 2 / 2018	RESERVE FUND 2017 A-2		0.00	(94.37)	(102.31)	(7.94)
9 / 4 / 2018	RESERVE FUND 2017 A-2		96.85	0.00	0.00	0.00
9 / 5 / 2018	RESERVE FUND 2017 A-2		0.00	(96.85)	(104.42)	(7.57)
10 / 1 / 2018	RESERVE FUND 2017 A-2		98.18	0.00	0.00	0.00
10 / 1 / 2018	RESERVE FUND 2017 A-2		0.00	(98.18)	(105.39)	(7.21)
11 / 1 / 2018	RESERVE FUND 2017 A-2		112.97	0.00	0.00	0.00
11 / 2 / 2018	RESERVE FUND 2017 A-2		0.00	(112.97)	(120.64)	(7.67)
12 / 3 / 2018	RESERVE FUND 2017 A-2		112.76	0.00	0.00	0.00
12 / 4 / 2018	RESERVE FUND 2017 A-2		0.00	(112.76)	(119.77)	(7.01)
1 / 2 / 2019	RESERVE FUND 2017 A-2		122.50	0.00	0.00	0.00
1 / 3 / 2019	RESERVE FUND 2017 A-2		0.00	(122.50)	(129.48)	(6.98)
2 / 1 / 2019	RESERVE FUND 2017 A-2		128.79	0.00	0.00	0.00
2 / 4 / 2019	RESERVE FUND 2017 A-2		0.00	(128.79)	(135.42)	(6.63)
3 / 1 / 2019	RESERVE FUND 2017 A-2		115.19	0.00	0.00	0.00
3 / 4 / 2019	RESERVE FUND 2017 A-2		0.00	(115.19)	(120.51)	(5.32)
4 / 1 / 2019	RESERVE FUND 2017 A-2		128.75	0.00	0.00	0.00
4 / 2 / 2019	RESERVE FUND 2017 A-2		0.00	(128.75)	(134.07)	(5.32)
5 / 1 / 2019	RESERVE FUND 2017 A-2		125.38	0.00	0.00	0.00

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\$1,600,000 CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017B

SCHEDULE 1 - REBATABL ARBITRAGE CALCULATION

12 / 4 / 2017 ISSUE DATE
12 / 4 / 2017 BEGINNING OF COMPUTATION PERIOD
12 / 3 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1376%	ALLOWABLE EARNINGS
5 / 2 / 2019	RESERVE FUND 2017 A-2		0.00	(125.38)	(129.90)	(4.52)
6 / 3 / 2019	RESERVE FUND 2017 A-2		127.63	0.00	0.00	0.00
6 / 4 / 2019	RESERVE FUND 2017 A-2		0.00	(127.63)	(131.52)	(3.89)
7 / 1 / 2019	RESERVE FUND 2017 A-2		120.71	0.00	0.00	0.00
7 / 2 / 2019	RESERVE FUND 2017 A-2		0.00	(120.71)	(123.81)	(3.10)
8 / 1 / 2019	RESERVE FUND 2017 A-2		123.61	0.00	0.00	0.00
8 / 2 / 2019	RESERVE FUND 2017 A-2		0.00	(123.61)	(126.15)	(2.54)
9 / 3 / 2019	RESERVE FUND 2017 A-2		109.79	0.00	0.00	0.00
9 / 4 / 2019	RESERVE FUND 2017 A-2		0.00	(109.79)	(111.44)	(1.65)
10 / 1 / 2019	RESERVE FUND 2017 A-2		104.25	0.00	0.00	0.00
10 / 2 / 2019	RESERVE FUND 2017 A-2		0.00	(104.25)	(105.32)	(1.07)
11 / 1 / 2019	RESERVE FUND 2017 A-2		93.53	0.00	0.00	0.00
11 / 4 / 2019	RESERVE FUND 2017 A-2		0.00	(93.53)	(93.99)	(0.46)
12 / 2 / 2019	RESERVE FUND 2017 A-2		79.88	0.00	0.00	0.00
12 / 3 / 2019	RESERVE FUND 2017 A-2		0.00	(79.88)	(79.88)	0.00
		<u>75,000.00</u>	<u>2,376.15</u>	<u>72,623.85</u>	<u>82,119.68</u>	<u>9,495.83</u>
		<u>415,519.41</u>	<u>26,237.40</u>	<u>389,282.01</u>	<u>518,819.60</u>	<u>129,537.59</u>
	ACTUAL EARNINGS		26,237.40			
	ALLOWABLE EARNINGS		<u>129,537.59</u>			
	REBATABL ARBITRAGE		(103,300.19)			
	FUTURE VALUE OF 12/3/2018 COMPUTATION DATE CREDIT		(1,805.94)			
	COMPUTATION DATE CREDIT		<u>(1,730.00)</u>			
	CUMULATIVE REBATABL ARBITRAGE		<u>(106,836.13)</u>			

EXHIBIT 4.

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2020.

WHEREAS, the Cypress Creek of Hillsborough County Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by Lori Price

Length of term: Four-years

Seat No. 3, Currently held by Shawna Winters

Length of term: Four-years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2020, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 8, 2020 through noon June 12, 2020, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 11th day of February, 2020.

ATTEST:

**CYPRESS CREEK OF HILLSBOROUGH
COUNTY COMMUNITY DEVELOPMENT
DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chairperson
- ☐ Vice Chairperson

EXHIBIT 5.



Aquatic Systems, Inc. a SOLitude Lake Management Company Lake and Wetland Management Services

October 30, 2019

Mr. Paul Cusmano, District Manager
Cypress Creek of Hillsborough County CDD
c/o DPFG
250 International Parkway, Suite #280
Lake Mary, Florida 32746

VIA EMAIL: PAUL.CUSMANO@DPFG.COM

RE: Account # 00041490
Notice of Renewal: Contract for Signature

Dear Paul:

The anniversary date of your **Aquatic Systems, Inc., a SOLitude Lake Management Company** waterway management program is **December 1, 2020**. We have prepared a renewal contract for your signature. You may opt to RETAIN or DELETE (cross out) our reference to "automatic renewal" (see right-hand side of quote). If you retain "automatic renewal," a letter in lieu of a quotation will be submitted upon future anniversary dates.

We are pleased to report that your resource management program for care of your waterway system has been successful; therefore, we are extending our scheduled visits for the next successive twelve months at the SAME investment, effective **December 1, 2020**.

Effective, **December 1, 2021** through **November 30, 2023** for year two and year three **Aquatic Systems, Inc., a SOLitude Lake Management Company** proposes an adjustment to your program investment with a nominal increase of 3%. This increase will allow to dedicate the resources necessary to continue to maintain the waterway system to your complete satisfaction.

If you have any questions, please do not hesitate to contact me at 1-8000-432-4302.

Please sign and return your renewal agreement. We will acknowledge receipt by mailing a signed agreement to you for your records.

We appreciate your business and look forward to another successful year ahead!

Sincerely,

Joshua F. McGarry
Regional Sales Manager

JFM/gu

Enclosure

Aquatic Systems, Inc., a SOLitude Lake Management Company

Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Paul Cusmano, District Manager
Cypress Creek of Hillsborough County CDD
c/o DPFG
250 International Parkway, Suite #280
Lake Mary, Florida 32746
(321) 263-0132
paul.cusmano@dpfg.com

Aquatic Services Renewal Agreement

#00041490 Automatic Renewal

Thee-Years: 12/01/20 – 11/30/23

Anniversary Date: 12/01/20 JFM

hereinafter called "Customer". The parties hereto agree as follows:

1. **ASI** agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Twenty waterways (40,119 total linear foot perimeter) located at **Cypress Creek of Hillsborough County CDD** in Riverview, Florida.

2. Minimum of **TWENTY-FOUR (24)** inspections with treatment as required (twice monthly).
3. **CUSTOMER** agrees to pay **ASI**, its agents or assigns, the following sum for specified water management service:

Annual Maintenance Program:

- Aquatic Consulting
- Treatment program to include a minimum of twelve treatments as needed for the control of nuisance aquatic vegetation.
- Periodic treatments to maintain reasonable control of nuisance floating, emergent and submersed aquatic vegetation and algae.
- Biological Control Agent Permit Applications (Triploid Grass Carp, Mosquito Fish)
- Water Testing. Measurement of dissolved oxygen levels prior to treatment to ensure that oxygen level is high enough to allow safe treatment.
- Treat border vegetation to the water's edge including, but not limited to cattails, torpedo grass and other emergent vegetation such as woody brush and broadleaf weeds.
- Issue Treatment Reports after each visit.
- All ponds will be dyed during summer months (blue dye). Entrance ponds will be dyed year round.
- Trash/debris removal from ponds.

Algae & Aquatic Weed Management	Included	
Shoreline Grass Management to the Water's Edge	Included	
Littoral Shelf Maintenance: (1.47 Acres)	Included	Site: #10
<i>Spot spraying as required by ASI to maintain compliance with governing agencies for the management of all nuisance & exotic species.</i>		
<i>Note: Future plantings will be maintained at an additional cost.</i>		
Lake Dye	As Required by ASI*	
Debris Removal ¹	Included	
Management Reporting	Included	
Monthly Special Customer Site Inspection Report	Included	

Total Program Investment	\$ 2,098.00	Monthly (Year 1)
	\$ 2,161.00	Monthly (Year 2)
	\$ 2,226.00	Monthly (Year 3)

¹ Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

*Services performed at ASI's sole discretion for the success of the Waterway Management Program

Terms & Conditions of Aquatic Services Agreement

1. If **CUSTOMER** does not directly own the areas where services are to be provided, **CUSTOMER** warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold **ASI** harmless for the consequences of such services.
2. **ASI** will be reimbursed by the **CUSTOMER** for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on **ASI** by the **CUSTOMER** that are not explicitly included in this contract's specifications.

3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the CUSTOMER.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Aquatic Systems, Inc. Signature

Date

Our Commitment to Responsible Lake Management

Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to learn why existing treatments are not always effective. Our goal is to find environmentally sound treatments that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

Your Personal Lake & Wetland Management Team



Doug Agnew

General Manager &
Senior Consultant

B.S. in Environmental
Studies, Richard
Stockton College of
New Jersey.
33 years' experience.



Josh McGarry

District Manager

A.A. Liberal Arts,
University of Florida. 10
years' experience.



Matt Kramer

Regional Biologist
& Project Manager

B.S. in Biology and
Marine Science,
University of Tampa.
Five years' experience.



Sam Sardes

Weed Science Director,
Certified Lake Professional

M.S. in Agronomy, University of
Florida. Five years experience.



Peter Simoes

Acct Rep - Regional
Biologist

B.S. Environmental Studies,
University of South Florida. Three
years' experience.



Logan Bell

Acct Rep - Field Biologist

B.S. Candidate in Biology,
University of South Florida.
Five years' experience.



Jason Jaszczak

Service Manager

A.A.S. Fishery Science,
Hillsborough Community College.
Eight years' experience.

Aquatic Management Programs

Working in Florida Waterways Since 1977

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



Algae and Aquatic Weed Control

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



Wetland and Upland Mitigation Services

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



Midge Fly and Mosquito Control

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



Aquatic Lab and Field Testing and Research

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



Vertex Lake Aeration and Floating Fountains

- Sales, installation, service and repair by well-trained technicians of:
 - Bottom diffused aeration systems to improve overall water quality
 - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



Fisheries Management

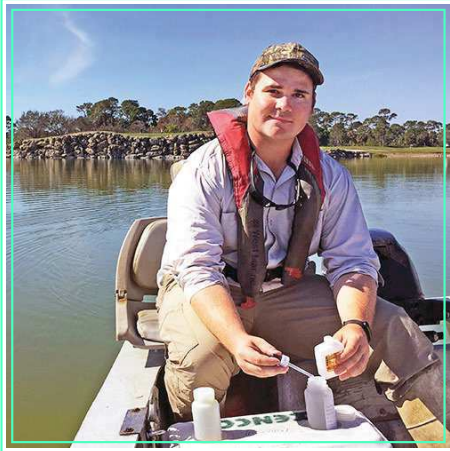
- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill

Assessment Services

Lake Water Quality Testing and Research Services

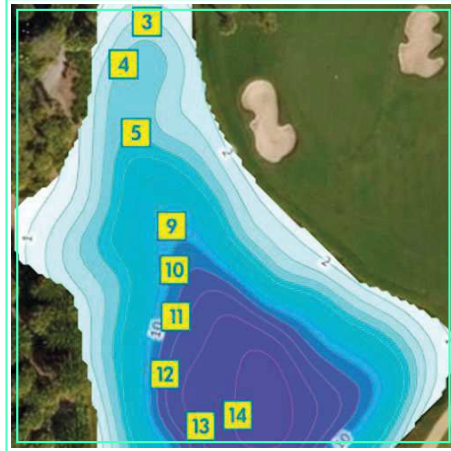
Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



WATER QUALITY LAB

Water is more than H₂O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic.



AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.

EXHIBIT 6.

Cypress Creek - AUDITOR EVALUATION									
	FY 2019	FY 2020	FY 2021	Ability of Personnel 20 Pts.	Proposer Experience 20 Pts	Understanding Scope of Work 20 Pts	Ability to Furnish Required Service 20 Pts	Price 20 Points	TOTAL POINTS
Dibartolomeo	\$2,700	\$2,800	\$2,900	20	20	20	20	20	100
Grau	\$5,500	\$5,600	\$5,700	20	20	20	20	18	98

Board member Name:
Lori Price, Chairman

Cypress Creek - AUDITOR EVALUATION									
	FY 2019	FY 2020	FY 2021	Ability of Personnel 20 Pts.	Proposer Experience 20 Pts	Understanding Scope of Work 20 Pts	Ability to Furnish Required Service 20 Pts	Price 20 Points	TOTAL POINTS
Dibartolomeo	\$2,700	\$2,800	\$2,900	20	20	20	20	20	100
Grau	\$5,500	\$5,600	\$5,700	15	15	20	20	10	80

Board member Name James McNally

Cypress Creek Community Development District

250 International Parkway, Suite 280,

Lake Mary, Fl. 32746

January, 12th, 2020

E-mail

and United States Mail

Mr. Jim Hartley

DiBartolomeo, McBee, Hartley & Barnes, P.A.

2222 Colonial Road, Suite 200

Fort Pierce, Florida 34950

Re: Cypress Creek Community Development District Proposal for Audit Services

Dear Mr. Hartley:

The Cypress Creek Community Development District (“District”) received two, (2) proposals to provide District Auditing Services in response to its recent “Request for Proposals for Annual Audit Services” (“RFP”). These proposals were reviewed and ranked. DiBartolomeo, McBee, Hartley & Barnes, P.A., was ranked by the District as the top respondent.

The purpose of this notice is to inform you of the District’s intent to negotiate an engagement with your firm for audit services.

Please provide your form engagement letter for review at your earliest convenience. The District appreciates your response to its RFP and looks forward to working with you.

Sincerely,

Paul Cusmano
District Manager
813-418-7473

cc: Dan Malloy, District Counsel

Cypress Creek of Hillsborough Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

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Cypress Creek of Hillsborough
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Cypress Creek of Hillsborough Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record—Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Member AICPA

Member AICPA Division for CPA Firms
Private Company Practice Section

Member AICPA

WWW.DMHBPCPA.NET

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Theresa Goldstein - Senior (resume attached)

Staff – TBA

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 25 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 25 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 35 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 35 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Theresa Goldstein

Supervisor – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Theresa has over 15 years of public accounting experience and would serve as the supervisor for the Constitutional Officers. Her experience and training include:

- 15 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Theresa has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Theresa currently provides internal audit and consulting services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Engagements include City of Port St. Lucie, St. Lucie County Fire District, Town of Sewall’s Point, Town of Jupiter Island, Multiple CDD audits, Tradition CDD #1-10, Southern Groves CDD #1-6 and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Finance – University of Central Florida
- Masters of Business Administration with concentration in Accounting – Bryant College

Professional Affiliations

- Associate Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of Jupiter Island Mike Ventura (772)-545-0104	2010		Jim Hartley	√			200
Town of Sewall's Point Pamela Walker (772) 287-2455	2010	√	Jim Hartley			√	225
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit – proposed for FYE 2019 and 2020

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
<i>I. Planning Phase:</i>							
Meetings and discussions with Cypress Creek of Hillsborough Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
<i>II. Detailed Audit Phase:</i>							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
<i>III. Closing Phase:</i>							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
<i>IV. Reporting Phase:</i>							
Review or assist in preparation of financial statement for Cypress Creek of Hillsborough Community Development District							
Prepare management letter and other special reports							
Exit conference with Cypress Creek of Hillsborough Community Development District officials and management							
Delivery of final reports							

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Cypress Creek of Hillsborough Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Cypress Creek of Hillsborough Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE FOR EACH YEAR OF THE THREE YEARS

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Cypress Creek of Hillsborough Community Development District for the three years as follows:

September 30, 2019	\$ 2,700
September 30, 2020	\$ 2,800
September 30, 2021	\$ 2,900



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

CYPRESS CREEK

COMMUNITY DEVELOPMENT DISTRICT

Submitted to:

Cypress Creek
Community Development District
c/o District Manager
15310 Amberly Drive, Suite 175
Tampa, Florida 33647

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

December 16, 2019

Cypress Creek Community Development District
c/o District Manager
15310 Amberly Drive, Suite 175
Tampa, Florida 33647

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2019, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Cypress Creek Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. First, we ensure that the transition to a new firm is as smooth and seamless as possible. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



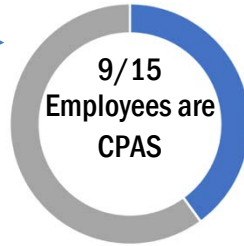
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



2 Partners
13 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

297 Community Development Districts Served

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 2, 2017

Antonio Jose Grau Jr, CPA
Grau & Associates
2700 N Military Trl Ste 350
Boca Raton, FL 33431

Dear Mr. Grau:

It is my pleasure to notify you that on March 2, 2017 the Florida Peer Review Committee accepted the report on the most recent system peer review of your firm. The due date for your next review is December 31, 2019. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Sincerely,



Paul N. Brown, CPA, CGMA
Director of Technical Services

cc: Daniel Joseph Hevia, CPA

Firm Number: 4390114

Review Number: 474720

325 W. College Ave. | P.O. Box 5437 | Tallahassee, FL 32314 | (850) 224-2727 | (800) 342-3197 | Fax: (850) 222-8190 | www.ficpa.org

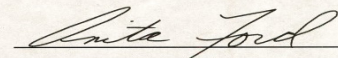


PEER REVIEW PROGRAM

is proud to present this
Certificate of Recognition
to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.



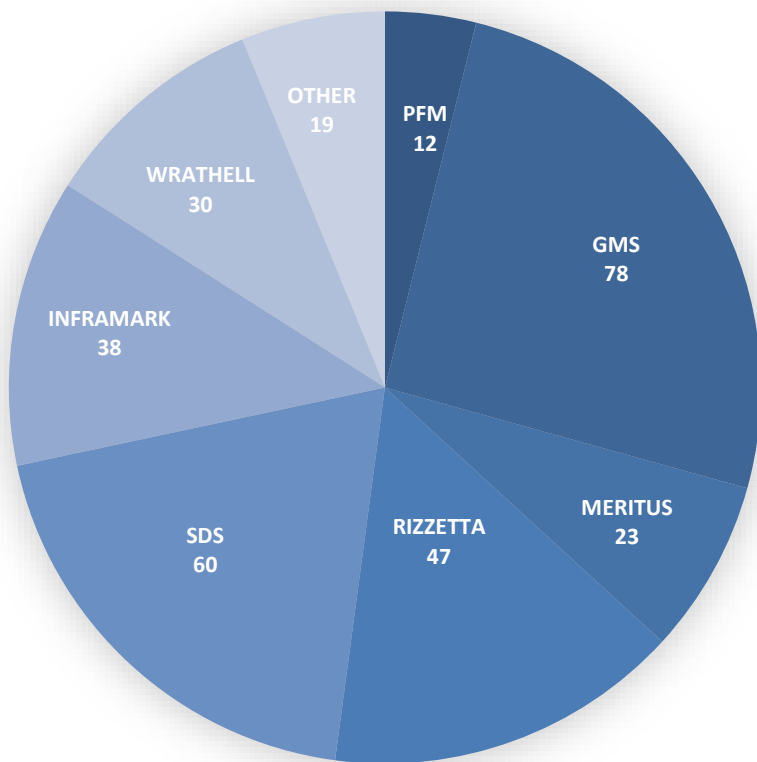
Anita Ford, Chair
AICPA Peer Review Board
2016

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 30+

CPE (last 2 years):

Government

Accounting, Auditing:

66 hours; Accounting,

Auditing and Other:

25 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 14+

CPE (last 2 years):

Government

Accounting, Auditing:

59 hours; Accounting,

Auditing and Other:

45 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

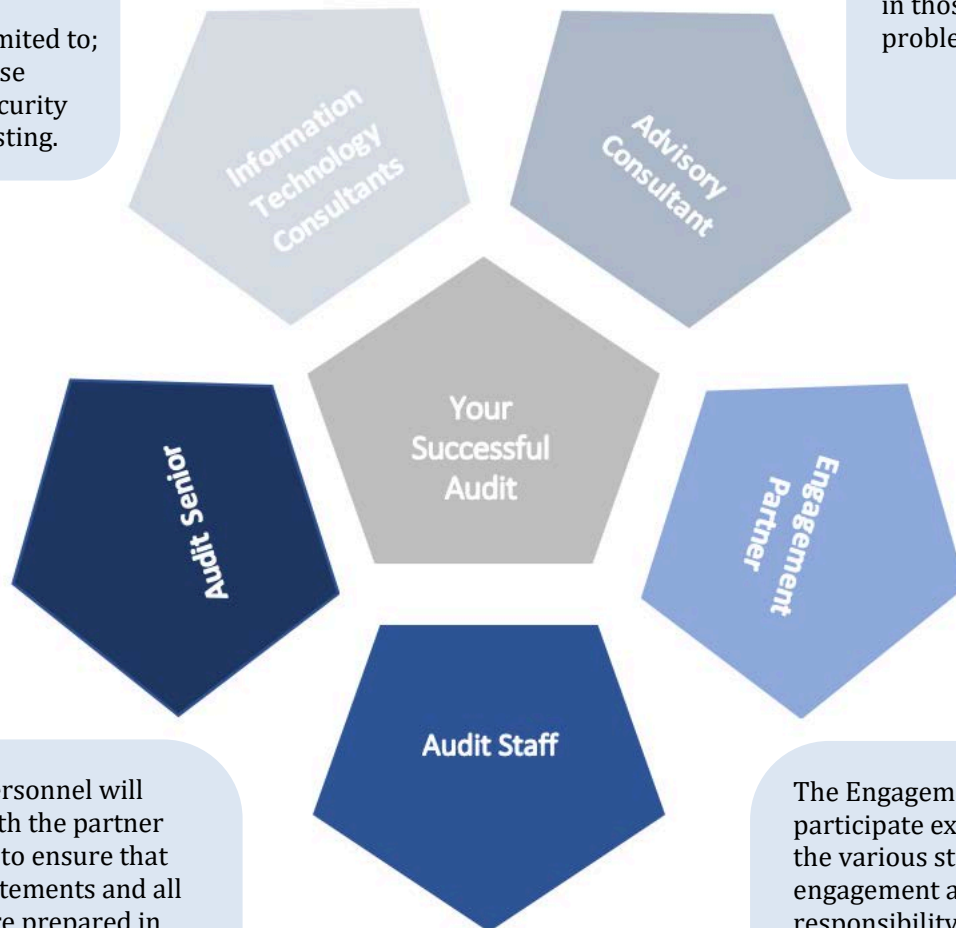
-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	66
Accounting, Auditing and Other	25
Total Hours	91 (includes of 4 hours of Ethics CPE)

Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)
Master of Accounting
Florida Atlantic University (2003)
Bachelor of Arts:
Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:

Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants	FICPA State & Local Government Committee
Florida Institute of Certified Public Accountants	FGFOA Palm Beach Chapter

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	59
Accounting, Auditing and Other	45
Total Hours	<u>104</u> (includes of 4 hours of Ethics CPE)

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

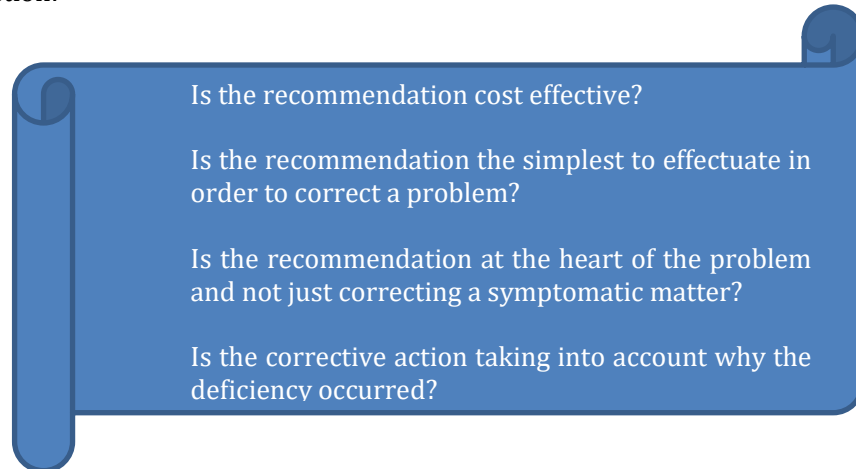
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We typically begin our audit process with an entrance conference before the onsite fieldwork begins. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis. Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal. We strive to continue to keep an open line of communication through the fieldwork and ending with an exit conference.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2019-2021 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2019	\$5,500
2020	\$5,600
2021	<u>\$5,700</u>
TOTAL (2019-2021)	<u>\$16,800</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓	✓	9/30
Florida Green Finance Authority	✓			✓	9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓			✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓			✓	9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓			✓	9/30
Ranger Drainage District	✓			✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓	✓	✓	✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
West Villages Independent District	✓		✓	✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	4	5	332	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

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Current
Arbitrage
Calculations

We look forward to providing Cypress Creek Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

EXHIBIT 7.

All American LAWN & TREE SPECIALIST LLC

2817 Turkey Creek Road, Plant City, FL 33566

Ph: 813-571-0091 | Fax: 813-752-6677

www.AllAmericanLawnAndTree.com

AALTS1991@gmail.com

CONTRACT ADDENDUM COMMERCIAL PROPERTY

PARTIES: THIS AGREEMENT IS MADE BETWEEN ALL AMERICAN LAWN AND TREE SPECIALIST, LLC
AND CYPRESS CREEK CDD– VILLAGE K

ALL AMERICAN LAWN & TREE SPECIALIST LLC.

REPRESENTATIVE: DANIEL BURRUEZO, JR

2817 TURKEY CREEK ROAD

PLANT CITY, FL 33566

PHONE: (813) 571-0091

CYPRESS CREEK CDD – VILLAGE K

REPRESENTATIVE: PAUL CUSMANO

C/O DPFG, INC

15310 AMBERLY DR. STE 175

TAMPA, FL 33647

Effective Date: June 1, 2019

Additional Monthly Maintenance Service Contract: \$5,457.92

Additional Yearly Maintenance Service Contract: \$65,495.00

SUMMARY

Mowing common areas in Village K and to include section of grass along 19th Street.

	<u>Monthly</u>	<u>Annually</u>
General Services	\$2,485.00	\$29,820.00
Mowing Service (40 - 42)		
Soft and hard edging, hedge trimming, pulling of weeds		
Bed Detail/Weed Control Service (12)		
Herbicide applications as needed		
Turf Care (St. Augustine)	\$212.50	\$2,550.00
Granular Service (2)		
20-2-10 time release fertilizer		
Liquid Service (4)		
Includes liquid fertilizer		
Includes weed, insect, and disease control		
Horticulture Care (Trees/Shrubs)	\$121.67	\$1,460.00
Liquid Service (4)		
Includes liquid fertilizer		
Includes insect and disease control		
Mulch Services (Pine Bark Nuggets 80 Yards)	\$346.67	\$4,160.00
1½" deep to ensure proper curb appeal		
Annual Flowering Plants Program	\$213.75	\$2,565.00
Quarterly flower change: 900		
Annual flowers in seasonal colors (4)		
4.5" annual flowers (3,600) - \$2.85		
Includes potting soil and 14-14-14 fertilizer		
Tree Trimming	\$350.00	\$4,200.00
Elevating trees under 8' clearance (Annually)		
Trimming of Crape Myrtle trees (Annually)		
Trimming of palms under 15' clearance (Annually)		
Sabal Palm - 10/2 cut (twice per year)		
Irrigation Monitoring	\$160.00	\$1,920.00
Irrigation system monitoring (monthly)		
Repairs, parts, and additional labor not included		
Service Total	\$3,889.59	\$46,675.00

Note: This section is the current contract for Cypress Creek Village K, OM-CC-DPFG-108.

Initials: _____

Bid valid for 30 days
April 1, 2019

All American Lawn & Tree Specialist
2817 Turkey Creek Road, Plant City, FL 33566
(813) 571-0091

Initials: _____

Page 2 of 8

SUMMARY

Amenity Center in Section K of Cypress Creek CDD

	<u>Monthly</u>	<u>Annually</u>
General Services	\$580.00	\$6,960.00
Mowing Service (40 - 42)		
Soft and hard edging, hedge trimming, pulling of weeds		
Bed Detail/Weed Control Service (12)		
Herbicide applications as needed		
Turf Care (St. Augustine)	\$435.00	\$5,220.00
Granular Service (3)		
20-2-10 time release fertilizer		
Liquid Service (6)		
Includes liquid fertilizer		
Includes weed, insect, and disease control		
Horticulture Care (Trees/Shrubs)	Included	Included
Granular Service (2)		
20-2-10 time release fertilizer		
Liquid Service (4)		
Includes liquid fertilizer		
Includes insect and disease control		
Mulch Services (Pine Bark Nuggets 70 Yards)	\$303.33	\$3,640.00
1½" deep to ensure proper curb appeal		
Irrigation Monitoring	\$250.00	\$3,000.00
Irrigation system monitoring (monthly)		
Repairs, parts, and additional labor not included		
Service Total	\$1,568.33	\$18,820.00

Note: This section would be in addition to current working contract at OM-CC-DPFG-108

ACCEPTANCE OF PROPOSAL

*The following price, specifications, and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified.*

Signature: _____ Name: _____ Date: _____

Sales Representative: _____ Title: President Date: _____

SPECIFICATIONS AND ESTIMATES

We hereby submit specifications and estimates for lawn maintenance as follows:

Basic Maintenance

Mowing: Mow all specified areas weekly from April 1st through October 31st and biweekly from November 1st through March 31st. Approximately 40-42 cuts weather permitting.

Edging: Edge all beds, fence lines, walks, curbs, and perimeters of building, driveways, and roads as required.

Weed Control: Weed control operations will be performed continuously throughout the terms of this agreement so that all ornamental beds, parking lots, and sidewalks will be as weed free as possible.

Trimming: All shrubs, plants, hedges, and beds will be trimmed as needed to give a professionally manicured appearance. All flowering annuals or perennials that have been planted by an individual homeowner will not be maintained by All American Lawn & Tree.

Tree Trimming: One (1) major tree trimming will be done during the winter months to maintain an 8' ground clearance & to keep a minimum 1' clearance from buildings & doorways up to a 10' height. Throughout the year suckling growth shall be removed as it occurs. "Suckling growth" is defined as "new shoots which appear at the base of the tree's trunk or which appear on major limbs, below the foliage canopy".

Ground cover: shall be confined to the perimeter of the bed

Clean up: All walkways, patios, driveways, and beds will be kept free from clippings. All trash will be picked up from turf and out of shrub beds prior to mowing, we will make every attempt to pick up prior to mowing, should something get run over we will pick up the trash.

Ponds / Ditches: Turf area will be maintained to the water's edge. No round-up will be used to control overgrowth and along fence area.

Acts of Nature: All American Lawn & Tree Specialist, Inc. shall not be responsible for damages sustained to the landscape due to natural disasters including, but not limited to, hurricanes, tornados, thunderstorms, flooding, drought & freezes. In the event that All American Lawn & Tree Specialist is unable to fulfill its obligations under this Agreement due to weather conditions (as stated above), the missed obligation will not be made up per the agreement. All American Lawn & Tree will fulfill the missed obligation at the next scheduled date of service or sooner at the discretion of All American Lawn & Tree. We will not offer credits for obligations that are not performed by All American Lawn & Tree due to acts of God, force of nature, environmental circumstances or inclement weather.

Initials: _____

Bid valid for 30 days
April 1, 2019

All American Lawn & Tree Specialist
2817 Turkey Creek Road, Plant City, FL 33566
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Initials: _____

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Sod/Plant Replacement: Sod/plant replacement or repair is not included in this contract unless otherwise specified. Air temperature, humidity, precipitation rates, infestations/diseases (including fungus) occurring between scheduled visits, and numerous other factors affecting overall health are uncontrollable and as such All American Lawn & Tree cannot guarantee the survival of any plants or turf areas.

Damages due to animals: Under no circumstances will this contract cover sod/plants that are determined to have been damaged by animal urine.

Damages: All American Lawn & Tree will not be responsible for the following:

Any damage caused to the irrigation system(s), if such damage is caused by the negligence of All American Lawn & Tree in the course of maintaining the subject property to the above specifications, provided however, that said irrigation system(s) have been installed properly. (i.e., all heads and pipe shall not protrude from grade (dirt) more than 3", all shrub heads shall protrude above shrubs and hedges more than 8", all heads along curbs and beds shall be set back more than 6" from curbs or bed edges.) All American Lawn & Tree will endeavor to repair such damage as soon as possible after it occurs.

Any item left on turf or shrubbery which includes garden hoses, and garden tools. Children toys, pet items, Christmas lights, extension cords and any other items left in turf or shrub area. All American employees will make every attempt to move items if seen.

Any normal wear and tear on, painted porches and driveways, outdoor carpeting, ceramic tile, sidewalks and decorative landscape borders caused by mowers, edgers and line trimmers. Also to include screened areas or vinyl siding that directly border the turf or shrubbery without a kickplate or a landscape border. Slight damage of these areas is inevitable if the mowing process is to be performed thoroughly.

Please note that many solid-state controllers have proved to be susceptible to power surges and outages. These controllers may not always hold the proper programming and operate within set guidelines. All American Lawn & Tree Specialist, Inc. will not assume responsibility for any fines as a result of these malfunctions. Please let us know as soon as possible any deviation from your regularly scheduled operation.

Initials: _____

Bid valid for 30 days
April 1, 2019

All American Lawn & Tree Specialist
2817 Turkey Creek Road, Plant City, FL 33566
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Initials: _____

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ALL OTHER SERVICES WILL BE CONSIDERED SPECIAL SERVICES AND WILL BE BILLED UPON COMPLETION. (Other than those services "included" in special services)

SPECIAL SERVICES

The following are special services. Those marked "B.U.C" will be performed by All American Lawn & Tree Specialist at an additional charge. Please note that the following menu has been designed to afford you flexibility in budgeting. All special services are part of this agreement and will be performed upon request.

Leaf control	*B.U.C
Aeration of turf areas	*B.U.C
Fire Ant control.....	*B.U.C
Mosquito control.....	*B.U.C
Soil testing and application of lime to turf areas	*B.U.C
Soil Replenishment	*B.U.C
Sodding	*B.U.C
Winter overseeding (annual bahia)	*B.U.C
ArborJet Injection (Palm/Hardwood)	*B.U.C
Irrigation system repairs	**B.U.C
Storm debris clean up.....	*B.U.C
Trimming of crape myrtle trees	*B.U.C
Tree Removal.....	*B.U.C
Landscaping Design/Installation.....	*B.U.C
Rose fertilization	*B.U.C
Citrus fertilization	*B.U.C

*B.U.C. = Billed upon completion

**Irrigation systems repairs will be billed at the rate of \$62.00 per man hour, plus material.

- Landscaping consultation will be provided at no extra charge.
- Fungicides for lawn diseases, nematodes, and pH adjustments are not included in this agreement unless otherwise specified

Initials: _____

Bid valid for 30 days
April 1, 2019

All American Lawn & Tree Specialist
2817 Turkey Creek Road, Plant City, FL 33566
(813) 571-0091

Initials: _____

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ALL AMERICAN LAWN & TREE MANAGEMENT SPECIFICATIONS

Quality Control: A qualified All American Lawn & Tree Representative will inspect the property on a regular basis to ensure all services are being performed in accordance with all specifications of the customer.

Communication: All American Lawn & Tree agrees to immediately inform customer of any problems identified that could cause damage to turf, plant materials, etc. that are beyond the control of All American Lawn & Tree through written or verbal communication.

Guarantee: All American Lawn Tree is committed to providing professional landscape maintenance service that will prove to be an asset to the property. Our program is designed and tailored to meet the needs of the landscape, which provides for the complete care of the landscape through the timely delivery of services for the purpose of maintaining an outside environment that will prove to be an asset and enhance the enjoyment of the grounds owner.

Personnel: All employees of All American Lawn & Tree will be in uniform at all times while on property and will conduct themselves in a courteous and business-like manner.

Insurance: All American Lawn & Tree will maintain throughout the term of this agreement adequate general liability and workers compensation insurance. At customers request All American Lawn & Tree shall furnish a Certificate of Insurance describing coverage in effect.

Pesticides/Chemicals: When applicable, All American Lawn & Tree contracts Earth-Tech Property Solutions to provide service & will be included within the contract price.

No Service: Client acknowledges that All American Lawn & Tree closes operations for a period of 10 to 14 days each year for the winter holidays. During this time of year, All American Lawn & Tree will make every effort to ensure Client has received its services. All American Lawn & Tree may have to change the normal day of service to ensure its service is completed.

Exclusions: Contractor is not responsible for providing treatment within the terms of this contract for but not limited to control for termites, wood destroying organisms, spiders, flying insects, rodents, carpet grass, sugar cane mosaic virus, brown patch, grubs, sedge, whitefly, spiraling white fly, ganoderma, red date scale, take all root rot and any other new pest infestations and fungus such as gray leaf spot, helminthosporium leaf spot, SCMV and Pythium. Since diseases are weather related, contractor is not responsible to replace the turf that has been damaged by disease. Contractor shall not be responsible for the control of grassy weeds, carpet grass or sedge. A proposal will be submitted to eradicate the weed infestation and potentially install new turf, if necessary. Additionally, All American Lawn and Tree Specialist and/or Earth-Tech Property Solutions cannot be held liable for uncontrollable diseases that attack Palms in the landscape, such as but not limited to TPPD, Lethal yellowing, Fusarium Wilt, Ganoderma, Phomopsis, etc.

Initials: _____

Initials: _____

Bid valid for 30 days
April 1, 2019

All American Lawn & Tree Specialist
2817 Turkey Creek Road, Plant City, FL 33566
(813) 571-0091

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TERMS AND CONDITIONS

Payment Terms: Net 30 days. Payment shall be due in full within (30) days of invoice or billing. All American Lawn & Tree reserves the right to suspend its services under this agreement in the event of non-payment or account delinquency.

Notice: Eighteen (18%) percent APR finance charge will be added to all past due balances. A balance is considered past due if not paid within thirty (30) days of billing. Contractor reserves the right to suspend its service under this agreement in the event the account is more than forty five (45) days delinquent.

Attorney Fees: In the event All American Lawn & Tree institutes legal action to collect the account. Customer agrees to pay all costs of collection, including reasonable attorney's fees.

Term: Cancellation: This agreement shall be in effect for an initial period of one (1) year and will be automatically renewed for additional one (1) year periods with a minimum of 5% increase, unless either party gives written notice, by certified return receipt to the other party of its intent not to renew at least sixty (60) days prior to the expiration of the then current term. Either party may cancel this agreement with just cause during the term upon sixty (60) day written notice to the other party, provided the other party has not cured its default with the terms and condition of this agreement. If the agreement is terminated before a full twelve (12) month period, amounts due All American Lawn & Tree will become immediately due and payable. In the event this agreement is terminated by either party before the expiration of its full term and the customer is on a payment plan, All American Lawn & Tree reserves the right to collect from the customer the actual cost of the All American Lawn & Tree services rendered vs. the amounts billed to the customer pursuant to the payment plan.

Fuel Surcharge: For the purpose of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$3.11 per gallon, a 3% fuel surcharge shall be added to each invoice. This 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$3.11 per gallon, however, the charge may again be implemented in future invoices should the average gallon price again escalates over the established \$3.11 base price.

Initials: _____

Bid valid for 30 days
April 1, 2019

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2817 Turkey Creek Road, Plant City, FL 33566
(813) 571-0091

Initials: _____

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EXHIBIT 8.

12:19 PM

01/10/20

CYPRESS CREEK CDD
Open Purchase Orders Detail
 As of December 31, 2019

Date	Num	Name	Memo	Qty	Rcv'd	Open Balance	Amount
Service							
Amenity Center							
GF Amenity - Pest Control (Amenity Center Pest Control)							
06/22/2018	OMCCDPFG034	Earth-Tech Property Solutions	Amenity Center Pest Control (June-September)	8	6	240.00	960.00
06/22/2018	OMCCDPFG034	Earth-Tech Property Solutions	Amenity Center Pest Control (October-May)	16	11	600.00	1,920.00
Total GF Amenity - Pest Control (Amenity Center Pest Control)				24	17	840.00	2,880.00
GF Amenity - Cleaning & Maint (Amenity Center Cleaning & Maint)							
06/04/2017	OM-CC-064	H2 POOL SERVICES	Amenity Center Cleaning & Maint - Mar-Nov	9	5	3,000.00	6,750.00
06/04/2017	OM-CC-064	H2 POOL SERVICES	Amenity Center Cleaning & Maint - Mar-Nov	9	4	2,250.00	4,050.00
06/04/2017	OM-CC-064	H2 POOL SERVICES	Amenity Center Cleaning & Maint - Dec-Feb	3	1	1,250.00	1,875.00
06/04/2017	OM-CC-064	H2 POOL SERVICES	Amenity Center Cleaning & Maint - Dec-Feb	3	1	0.00	0.00
10/18/2019	OMCCDPFG183	Curtis Plumbing LLC	Womens bathroom repairs	1	0	119.00	119.00
Total GF Amenity - Cleaning & Maint (Amenity Center Cleaning & Maint)				25	11	6,619.00	12,794.00
GF Amenity Center Contingency							
09/05/2019	OMCCDPFG150	Dave's Jukebox Diner	Food truck Event	1	0	220.00	220.00
Total GF Amenity Center Contingency				1	0	220.00	220.00
GF Amenity Cntr Repairs & Maint							
12/18/2019	OMCCDPFG214	American Roofing & Sheet Metal	Amenity center stucco sealing	1	0	1,545.00	1,545.00
Total GF Amenity Cntr Repairs & Maint				1	0	1,545.00	1,545.00
GF Pool Contract							
06/04/2017	OM-CC-064	H2 POOL SERVICES	pool maint - Mar-Nov	9	5	9,400.00	21,150.00
06/04/2017	OM-CC-064	H2 POOL SERVICES	pool maint - Dec-Feb	3	1	2,400.00	3,600.00
Total GF Pool Contract				12	6	11,800.00	24,750.00
GF Pool Misc Maint & Repairs (Other maintenance & repairs not part of monthly con...							
09/11/2019	OMCCDPFG154	H2 POOL SERVICES	Pool pump replacement	1	0	3,660.00	3,660.00
Total GF Pool Misc Maint & Repairs (Other maintenance & repairs not part of monthly con...				1	0	3,660.00	3,660.00
GF Power Wash (Monthly powerwash)							
06/04/2017	OM-CC-064	H2 POOL SERVICES	Monthly powerwash- Mar-Nov	9	6	3,000.00	9,000.00
Total GF Power Wash (Monthly powerwash)				9	6	3,000.00	9,000.00
GF Refuse Service							
03/23/2016	OM-CC-018	WASTE MANAGEMENT INC OF FLORIDA	OM-CC-018	6,061.82	5,970.89	90.93	6,061.82
09/11/2019	OMCCDPFG162	WASTE MANAGEMENT INC OF FLORIDA	Waste Management Contract	12	4	2,131.60	3,197.40
Total GF Refuse Service				6,073.82	5,974.89	2,222.53	9,259.22
Total Amenity Center				6,146.82	6,014.89	29,906.53	64,108.22
Amenity Center - Phase 5							
GF Orchids Amenity Cleaning							
03/25/2019	OMCCDPFG087	H2 POOL SERVICES	amenity center cleaning	24	18	900.00	3,600.00
03/25/2019	OMCCDPFG087	H2 POOL SERVICES	power washing	24	18	1,500.00	6,000.00
Total GF Orchids Amenity Cleaning				48	36	2,400.00	9,600.00
GF Orchids Pool Maintenance							
03/25/2019	OMCCDPFG087	H2 POOL SERVICES	Orchids Pool Maint (Mar-Nov)	18	15	1,350.00	8,100.00
03/25/2019	OMCCDPFG087	H2 POOL SERVICES	Orchids Pool Maint (Dec-Feb)	6	3	1,200.00	2,400.00
Total GF Orchids Pool Maintenance				24	18	2,550.00	10,500.00

12:19 PM

01/10/20

CYPRESS CREEK CDD
Open Purchase Orders Detail
As of December 31, 2019

Date	Num	Name	Memo	Qty	Rcv'd	Open Balance	Amount
Pest Control - Phase 5 Amenity							
06/22/2018	OMCCDPFG035	Earth-Tech Property Solutions	Pest Control Contract The Orchids (6/18-5/19)	8	0	0.00	0.00
06/22/2018	OMCCDPFG035	Earth-Tech Property Solutions	Pest Control Contract The Orchids (6/18-5/19)	16	14	240.00	1,920.00
Total Pest Control - Phase 5 Amenity				24	14	240.00	1,920.00
Total Amenity Center - Phase 5				96	68	5,190.00	22,020.00
Field Operations							
GF Field Contingency							
09/27/2018	OMCCDPFG51	Javier Montanez	Garbage removal (rcvd 9/27/18)	1	0	200.00	200.00
09/27/2018	OMCCDPFG51	Javier Montanez	Garbage removal (rcvd 9/27/18)	1	0	150.00	150.00
09/27/2018	OMCCDPFG51	Javier Montanez	Garbage removal - dumpster (rcvd 9/27/18)	1	0	200.00	200.00
Total GF Field Contingency				3	0	550.00	550.00
GF Gate Repairs and Maintenance							
09/28/2017	OM-CC-075	DANIELLE FENCE MFG. CO., INC.	New Fence	1	0	832.00	832.00
Total GF Gate Repairs and Maintenance				1	0	832.00	832.00
GF Holiday Decorations							
09/05/2019	OMCCDPFG149	Decorating Elves Inc	Christmas lighting and decor	1	0	7,749.00	7,749.00
Total GF Holiday Decorations				1	0	7,749.00	7,749.00
GF Irrigation Maint & Repairs							
12/13/2019	OMCCDPFG212	ALL AMERICAN LAWN & TREE SPECIALIST INC	Irrigation repairs and labor	1	0	224.09	224.09
Total GF Irrigation Maint & Repairs				1	0	224.09	224.09
GF Key Fobs							
01/19/2017	OM-CC-049	Cistech, Inc	Key Fobs	5,000	2,500	2,500.00	5,000.00
Total GF Key Fobs				5,000	2,500	2,500.00	5,000.00
GF Lake/Pond Bank Maint (Aquati							
09/05/2019	OMCCDPFG156	Solitude Lake Management	Fountain & aerator maintenance contract - bian...	2	0	346.00	346.00
11/25/2019	OMCCDPFG201	Florida Fountain & Equipment, LLC.	Fountain Cleaning Contract	4	0	700.00	700.00
12/31/2019	OMCCDPFG132	Solitude Lake Management	lake maintenance (takeover from Aquatic)	12	1	23,078.00	25,176.00
Total GF Lake/Pond Bank Maint (Aquati				18	1	24,124.00	26,222.00
GF Landscape Maintenance							
02/27/2019	OMCCDPFG69	ALL AMERICAN LAWN & TREE SPECIALIST INC	Additional monthly Service addendum 4/1/19	7	5	2,200.00	7,700.00
02/27/2019	OMCCDPFG69	ALL AMERICAN LAWN & TREE SPECIALIST INC	Landscape Maint	5	3	32,533.76	81,334.40
Total GF Landscape Maintenance				12	8	34,733.76	89,034.40
GF Landscape Misc.							
12/02/2019	OMCCDPFG203	ALL AMERICAN LAWN & TREE SPECIALIST INC	Sod installation	1	0	90.00	90.00
Total GF Landscape Misc.				1	0	90.00	90.00
GF Landscape Parcel J							
06/14/2019	OMCCDPFG106	ALL AMERICAN LAWN & TREE SPECIALIST INC	Landscape Maint - Parcel J	12	8	11,745.00	35,235.00
Total GF Landscape Parcel J				12	8	11,745.00	35,235.00
GF Landscape Parcel K							
06/14/2019	OMCCDPFG107	ALL AMERICAN LAWN & TREE SPECIALIST INC	Landscape Maint - Village K	12	8	15,558.36	46,675.08
Total GF Landscape Parcel K				12	8	15,558.36	46,675.08

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CYPRESS CREEK CDD
Open Purchase Orders Detail
 As of December 31, 2019

Date	Num	Name	Memo	Qty	Rcv'd	Open Balance	Amount
GF Landscape Phase 5							
02/27/2019	OMCCDPFG70	ALL AMERICAN LAWN & TREE SPECIALIST INC	Landscape Maint - Ph 5	5	3	19,036.60	47,591.50
03/15/2019	OM-CC-095	Southern Land Services	\$1,757 per cut 1x per month (Jan-Mar) 2x pe...	21	16	8,785.00	36,897.00
Total GF Landscape Phase 5				26	19	27,821.60	84,488.50
GF Miscellaneous Field Expense							
10/09/2019	OMCCDPFG178	Cistech, Inc	access control system	1	0	3,559.06	3,559.06
10/09/2019	OMCCDPFG179	Cistech, Inc	camera system	1	0	3,229.25	3,229.25
12/13/2019	OMCCDPFG213	Stand Up Guys Junk Removal	Junk Removal	1	0	400.00	400.00
12/18/2019	OMCCDPFG217	Stand Up Guys Junk Removal	Junk removal	1	0	95.00	95.00
Total GF Miscellaneous Field Expense				4	0	7,283.31	7,283.31
GF Pet Waste Removal							
02/06/2017	OM-CC-051	Poop 911	pet waste removal	12	7	2,505.00	6,012.00
03/19/2019	OMCCDPFG084	Poop 911	bags	1	0	129.00	129.00
03/19/2019	OMCCDPFG084	Poop 911	6 stations 1x week	12	8	826.80	2,480.40
Total GF Pet Waste Removal				25	15	3,460.80	8,621.40
GF Security - Alamo							
05/08/2018	OM-CC-088	United Force Security Group Inc	Alamo Security Contract NTE \$65,728 (6/18-5/...	65,728	48,961	16,767.00	65,728.00
04/15/2019	OMCCDPFG093	Security Elite Agency Inc	security guard services agreement	12	5	28,476.00	48,816.00
Total GF Security - Alamo				65,740	48,966	45,243.00	114,544.00
GF Security Camera Monitoring (Camera Monitoring)							
03/26/2018	OM-CC-087	CRITICAL INTERVENTION SERVICES, INC.	Camera Monitoring	24	21	900.00	7,200.00
Total GF Security Camera Monitoring (Camera Monitoring)				24	21	900.00	7,200.00
GF Tree Removal							
09/05/2019	OMCCDPFG157	ALL AMERICAN LAWN & TREE SPECIALIST INC	Bismark palm removal and replacement	1	0	1,295.00	1,295.00
11/22/2019	OMCCDPFG199	ALL AMERICAN LAWN & TREE SPECIALIST INC	Dead tree removal	1	0	1,085.00	1,085.00
Total GF Tree Removal				2	0	2,380.00	2,380.00
Total Field Operations				70,882	51,546	185,194.92	436,128.78
Total Service				77,124.82	57,628.89	220,291.45	522,257.00
TOTAL				77,124.82	57,628.89	220,291.45	522,257.00