

# Cypress Creek of Hillsborough County Community Development District

Jason Hepburn, Chairperson
Nancy Fauci, Vice Chairperson
Joel Martin, Assistant Secretary
Reece Thomas, Assistant Secretary
Robens Petit Homme, Assistant Secretary

July 22, 2025

# **AGENDA**

## Cypress Creek of Hillsborough County Community Development District

Seat 2: Jason Hepburn - C	
Sout A. Nangar Farrai N.C.	
Seat 4: Nancy Fauci - VC	
Seat 1: Reece Thomas - AS	
Seat 3: Robens Petit Homme - AS	
Seat 5: Joel Martin - AS	

### <u>Agenda</u>

Tuesday July 22, 2025 7:00 p.m. Vista Palms Clubhouse 5019 Grist Mill Court Wimauma, FL 33598

Zoom Link: https://us06web.zoom.us/j/81683029965 Meeting ID: 816 8302 9965

Passcode: 0Xh0Yw

#### **Board of Supervisors Meeting**

- I. Roll Call
- II. Supervisors' Requests & General Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- III. Approval of the Minutes
  - A. Minutes of the June 17, 2025 Meeting
  - B. Minutes of the June 24, 2025 Meeting
  - C. Minutes of the July 10, 2025 Meeting
- IV. Consideration/Ratification of Agreement with Rizzetta & Company for District Services
- V. Consideration of Resolution 2025-07 Appointing District Manager
- VI. Consideration of Resolution 2025-08 Redesignating Officers of the District
- VII. Consideration of Resolution 2025-09 Redesignating the Primary Administrative Office and Principal Headquarters, Designating the Location of Local District Office, and Effective Date
- VIII. Consideration of Resolution 2025-10 Redesignating a Qualified Public Depository
- IX. Ratification of Landscape Maintenance Agreement with Getz Outdoor Services
- X. Hurricane Milton Insurance Claim Proof of Loss and Claim Analysis
- XI. Discussion Items:
  - A. Website & Email Hosting Services with CommunityXS
  - B. Resident Fencing Repair 10239 Geese Trail Circle
  - C. Fence Encroachment at 8517 Hunters Fork Loop
  - D. Parking Concerns on Geese Trail Circle
  - E. Approved Proposed Budget for Fiscal Year 2026

- XII. Staff Reports
  - A. Attorney
  - B. District Engineer
  - C. District Manager
    - 1. Transition Update
  - D. Amenity Manager
    - 1. Report
  - E. Field Manager
    - 1. Report
- XIII. Financial Reports
  - A. Approval of Check Register with Invoices
    - 1. June 2025
  - B. Balance Sheet and Income Statement
  - C. Special Assessment Receipts Schedule
- XIV. Supervisors' Requests and General Audience Comments (Limited to 3 Minutes)
- XV. Next Board Meeting is Scheduled for August 26, 2025 at 7:00 p.m.
- XVI. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <a href="mailto:cypresscreekcdd.org">cypresscreekcdd.org</a>

# SECTION III Subsection A

# MINUTES OF MEETING CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough Community Development District was held on Tuesday, **June 17, 2025** at 7:00 p.m. at the SouthShore Regional Library, 15816 Beth Sheilds Way, Ruskin, Florida.

#### Present and constituting a quorum were:

Jason HepburnChairmanNancy FauciVice ChairmanJoel MartinAssistant SecretaryReece Thomas joined lateAssistant SecretaryRobens Petit HommeAssistant Secretary

Also, present were:

Amanda Ferguson District Manager, GMS

Andy Cohen by Zoom District Counsel

Brian Young GMS

The following is a summary of the discussion and actions taken at the June 17, 2025 Cypress Creek of Hillsborough County Community Development District Regular Board of Supervisors Meeting.

#### FIRST ORDER OF BUSINESS Roll Call

Ms. Ferguson called the meeting to order at 7:00 p.m. Four Supervisors were in attendance constituting a quorum.

# SECOND ORDER OF BUSINESS Supervisors Requests & Audience Comments on Specific Items on the Agenda

Ms. Ferguson opened the meeting for Supervisors requests and audience comments. There were no Supervisor comments or requests. There were no audience comments.

#### THIRD ORDER OF BUSINESS

# Acceptance of the Resignation Letter from GMS-Tampa

Ms. Ferguson asked if the Board would be okay to move this item further down on the agenda.

#### FOURTH ORDER OF BUSINESS

# Presentation & Discussion of Management Proposals

#### A. Arch Amenities Group

Ms. Alex Murphy, regional director presented the Arch Amenities Group proposal on page 8 of the agenda package. The Board asked various questions. She stated she is Tampa based so she could be available if needed to attend a meeting.

#### **B.** Anchor Stone Management

Ms. Patricia Thibault, District Manager, presented the Anchor Stone Management proposal on page 27 of the agenda package. Ms. Ferguson will send Board members the updated proposals that was delivered in person at the meeting.

#### C. PFM & Berman

Ms. Vivian Carvalho, Senior District Manager, presented the PFM proposal on page 59 of the agenda package. Longevity with clients sets PFM apart from other companies. The Board asked various questions.

#### D. Rizzetta & Co.

Mr. Taylor Nielsen & Chico Riviera, Amenity Services Manager presented the Rizzetta & Co. proposal on page 125 of the agenda package. A Board member asked if they do events at their current communities as Cypress Creek does 4 events per year.

#### E. Kai

Ms. Lauren Parsons, Vice President, presented the Kai proposal on page 165 of the agenda package. The mission at Kai is to maximize happiness for their residents. Andy Mendenhall would be the District Manager.

#### F. Inframark

Ms. Jennifer Goldyn, Director of District Services presented the Inframark proposal on page 179 of the agenda package. Samantha Zanoni would be the District Manager.

Mr. Young came into the meeting and made a brief statement to the Board that GMS would like to retain management services. He noted GMS is competitive with the other companies' prices and doesn't want them to go through a change if they don't have to at least until October. From the first of this month to today, 1,000 people have visited the amenity center so it's not a good time to change. He will be in front of the Board at the next meeting answering questions and giving reports. Ms. Ferguson noted she would like to work with the Board on the District Management side. She works hand in hand with Brian and feels they can do great things together from the amenity side. She wanted to offer exactly what Darrin brought back the last time, the decrease in fee as well.

Mr. Cohen spoke about the landscape RFP and the nine submittals. He asked if the Board would want to hold on landscape presentations next month and instead just do the scoring and evaluating and then invite the top three in to make a presentation. Mr. Martin showed support for this. Mr. Cohen noted GMS will distribute the packages with scoring sheet. Take time before the meeting to fill out the score sheet and you all will have an opportunity for further discussion at the meeting next week. GMS will then tally the scores and invite the top three back to make presentations.

## FIFTH ORDER OF BUSINESS Supervisors Requests and General Audience Comments

Shawna Winters thanked Patricia for the deficit when GMS originally started, she misallocated tens of thousands of dollars from Cypress Creek which led to increases for a number of years. She was never a CPA. The last time Rizzetta and Inframark pulled their bids at the last minute. GMS and Darrin are the industry standard for CDD companies in the state. They have been here from the very beginning when CDDs started in Florida. Several vendors, companies, employees all have nothing but stellar things to say about GMS and Darrin for the last 40 years.

#### SIXTH ORDER OF BUSINESS

Next Board Meeting is Scheduled for June 24, 2025 at 7:00 p.m.

The next Board meeting is scheduled for June 24, 2025, at 7:00 p.m. at Visa Palms.

#### SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Ma favor, the meeting was ac	ortin, seconded by Mr. Hepburn, with all in digiourned at 8:45 p.m.

# SECTION III Subsection B

# MINUTES OF MEETING CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough Community Development District was held on Tuesday, **June 24, 2025,** at 7:00 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, Florida.

#### Present and constituting a quorum were:

Jason HepburnChairmanNancy FauciVice ChairmanJoel MartinAssistant SecretaryReece ThomasAssistant SecretaryRobens Petit HommeAssistant Secretary

Also, present were:

Amanda Ferguson District Manager, GMS

David Jackson by Zoom District Counsel

Brian Young GMS

Joel Blanco Field, GMS

The following is a summary of the discussion and actions taken at the June 24, 2025 Cypress Creek of Hillsborough County Community Development District Regular Board of Supervisors Meeting.

#### FIRST ORDER OF BUSINESS Roll Call

Ms. Ferguson called the meeting to order at 7:03 p.m. Five Supervisors were in attendance constituting a quorum.

# SECOND ORDER OF BUSINESS Supervisors Requests & Audience Comments on Specific Items on the Agenda

Ms. Ferguson opened the meeting for Supervisors requests & audience comments.

Mr. Hepburn proposed scheduling a meeting for the second Tuesday in July which would be July 8<sup>th</sup> at 7:00 p.m. at Vista Palms Clubhouse.

On MOTION by Mr. Hepburn, seconded by Ms. Fauci, with all in favor, Scheduling a Meeting July 8<sup>th</sup> at 7:00 p.m., was approved.

#### THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 27, 2025 Meeting

Ms. Ferguson presented the minutes from the May 27, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Fauci, seconded by Mr. Hepburn, with all in favor, the Minutes of the May 27, 2025 Meeting, were approved.

#### FOURTH ORDER OF BUSINESS

Discussion of Proposals for District Management, Field Management & Amenity Management Services

Ms. Ferguson stated the Board heard presentations from different management companies at the last meeting. GMS did speak at the end of the last meeting and is interested in retaining the contract for District Management, Field Management, and Amenity Management services. If the District would be so inclined, GMS would rescind their resignation. If that is not the Board direction, GMS would be happy to hand it over to a new management company. This is now up for Board discussion.

Mr. Hepburn noted they were looking at an amenity company. Nancy went out to bid an amenities company. The next meeting they came back to seemed like a hostile environment. The owner came in and didn't ask or answer any questions that he asked him but instead just proposed another number. You guys were told not to show up and for me that is not acceptable. Mr. Young stated it is never his intention to shy away from a meeting or the Board, it's open communication. He told Darrin he was not comfortable leaving like this and wanted one last effort to work with the Board. He stated they want to collaborate with the Board based on mutual respect that goes both ways. If there is a problem, they just want to communicate.

Ms. Fauci noted they have been asking over and over again on that pump trying to figure out what that six figure is and what we are paying, who are we paying and why are we paying a pool manager and pool attendant but getting no answers. Mr. Young stated they are happy to continue but if the Board feels the same way as Nancy does, we will shake your hands and be out

the door. Mr. Young stated again, we do ask to make things right at least until October and if at that point you guys feel it's not working out, it would probably be a better time than right now to make that decision. Ms. Ferguson stated July 28<sup>th</sup> would be the last day.

On MOTION by Ms. Fauci, seconded by Mr. Thomas, with all in favor, the Acceptance of GMS Resignation Letter for Management Services, was approved.

Resident (Samantha) asked for clarification on staffing at the amenity center. Ms. Fauci stated they proposed to have a manager, assistant manager and maintenance technician and along with that the field management services which would give them seven days a week coverage. A Board member stated he feels the District would save money adding a cart for the pressure washing equipment and designate a person to service their needs instead of contracting it out. Resident (Samantha) noted the goal is for the maintenance people to fix everything within their hours within their scope without having to bring someone in each time.

On MOTION by Mr. Hepburn, seconded by Mr. Thomas, with all in favor, the Proposal from Rizzetta for District Management, Field Management & Amenity Management, was approved.

Mr. Jackson stated they will proceed with putting a contract together effective July 28<sup>th</sup> with Rizzetta for all three services. Mr. Fauci asked Mr. Jackson if they can make a motion to wait and hold the last payment to GMS until the Board approves it. Ms. Ferguson noted GMS does have the District's bank account and pays their bills. You guys have trusted us for the last five years to hold your bank accounts and pay thousands of dollars. We aren't going to have any problems with the transition.

# FIFTH ORDER OF BUSINESS Ranking of Landscape Maintenance Proposals

The Board discussed the landscape RFP and ranking sheets.

- A. Brightview Landscape Services, Inc.
- **B.** Cardinal Landscaping
- C. Down to Earth Landscape & Irrigation

#### D. Getz Outdoor Services

The representative from Getz Outdoor stated they do zero subcontracting. He discussed the pressure washing for sidewalks, vinyl fencing, amenity center, etc. as far as labor, chemicals, man hours, etc. The Board ranked Getz Outdoors as the top ranked landscape maintenance company. District Counsel will send out an award letter and termination letter to Cardinal Landscaping. Getz can start as soon as needed. Would like the irrigation team to run the full irrigation to get a full report on what they will be left with and to make sure everything is up and running. August 1<sup>st</sup> is the target date.

On MOTION by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Ranking Getz Outdoors as the Top-Ranked Landscape Maintenance Vendor & Authorization to Send Notice of Termination to Cardinal Landscaping, was approved.

- E. Pine Lake Services
- F. Prince & Sons, Inc.
- G. Redtree Landscape Systems
- H. Russell Landscape Florida, LLC
- I. United Land Services

#### SIXTH ORDER OF BUSINESS

## Discussion of the Approved Budget for Fiscal Year 2026

Ms. Ferguson stated with the Board selecting a new vendor for landscape maintenance and now management services, that is going to change the budget. She will get with the accounting team and update the budget accordingly for next fiscal year. She noted she can bring it back to the next meeting for review.

#### SEVENTH ORDER OF BUSINESS Staff Reports

#### A. Attorney

Mr. Jackson had nothing further to report.

#### **B.** District Engineer

Ms. Ferguson stated she had nothing to report from the engineer.

#### C. District Manager

Ms. Ferguson had nothing to report on the management side. She reminded the Board of Form 1 due July 1<sup>st</sup> and ethics training due by the end of December 2025.

#### D. Amenity Manager

#### 1. Report

There being no comments, the next item followed.

#### E. Field Manager

#### 1. Report

Mr. Blanco reviewed the Field Manager's report.

#### EIGHTH ORDER OF BUSINESS

#### **Financial Reports**

#### A. Approval of Check Register with Invoices

#### 1. May 2025

Ms. Ferguson presented the May 2025 check register with invoices.

#### **B.** Balance Sheet and Income Statement

Ms. Ferguson presented the balance sheet and income statement.

#### C. Special Assessment Receipts Schedule

Ms. Ferguson presented the assessment receipt schedule.

On MOTION by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Check Register and Financial Reports, were approved.

#### NINTH ORDER OF BUSINESS

# **Supervisors Requests and General Audience Comments**

Ms. Fauci made a motion to authorize District Counsel to send Shawna Winters an invoice from work he did to investigate the Form 1 issue.

On MOTION by Ms. Fauci, seconded by Mr. Martin, with all in favor, Authorizing District Counsel to send Shawna Winters an Invoice for work they did to Investigate the Form 1 Issue, was approved.

June 24, 2025

Ms. Fauci spoke about Signal Security and possibly adding more hours to security patrols. Resident agrees with the Boards decision made today. Spoke about his damaged fence that

is still not corrected.

Resident stated near the entrance on Cypress Creek there are three big red evergreen trees and bushes around it that looks beautiful but makes it hard to see to the left, obstructing view of cars and kids that are crossing. Resident asked to have those trees chopped down.

Resident spoke about parking along the road. Ms. Fauci stated that is an HOA matter. Resident spoke about needed tree trimming.

#### TENTH ORDER OF BUSINESS

Next Board Meeting is Scheduled for July 10, 2025 at 7:00 p.m.

The next Board meeting is scheduled tentatively for July 10, 2025 at 7:00 p.m. at South Shore Library.

#### ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Fauci, seconded by Mr. Hepburn, with all in favor, the meeting was adjourned at 9:00 p.m.

Secretary / Assistant Secretary	Chairperson / Vice Chairperson

# SECTION III Subsection C

# MINUTES OF MEETING CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough Community Development District was held on Thursday, **July 10, 2025,** at 7:00 p.m. at the SouthShore Regional Library, 15816 Beth Shields Way, Ruskin, Florida.

#### Present and constituting a quorum were:

Jason HepburnChairmanNancy FauciVice ChairmanJoel MartinAssistant SecretaryReece ThomasAssistant Secretary

Also, present were:

Richard McGrath District Manager, GMS

Daniel Lewis by Zoom

Joel Blanco

Matthew Huber

District Counsel
Field, GMS
Rizzetta

The following is a summary of the discussion and actions taken at the July 10, 2025 Cypress Creek of Hillsborough County Community Development District Regular Board of Supervisors Meeting.

#### FIRST ORDER OF BUSINESS Roll Call

Mr. McGrath called the meeting to order at 7:01 p.m. Four Supervisors were in attendance constituting a quorum.

# SECOND ORDER OF BUSINESS Supervisors Requests & Audience Comments on Specific Items on the Agenda

Mr. McGrath opened the meeting for Supervisors requests & audience comments. There were no audience comments or Supervisor requests.

#### THIRD ORDER OF BUSINESS

## Discussion and Revision of the Process for Amenity Rentals

Mr. McGrath stated this was a requested Board discussion from the last meeting. Mr. Hepburn asked Mr. Huber how they manage their rentals and automated services. Mr. Huber noted it's a \$250 start-up fee, \$99 a month license fee plus an additional 15 cents per lot. The total per month would be about \$403. Has the ability to do e-mail, newsletters, push notifications, etc. Possibly get rid of Constant Contact.

\*Daniel Lewis joined the meeting at this time.

Mr. Huber stated it would be \$100 per month to manage email accounts. It's not tied to a seat. It would be first and last initial. They will now have a better way to keep track of rentals. Access would be run by the amenity staff, and the Board can give feedback and recommendations.

On MOTION by Mr. Hepburn, seconded by Mr. Martin, with all in favor, Rizzetta's website and hosting, enumerate and technology package for the Boards email, was approved.

# FOURTH ORDER OF BUSINESS Discussion of the Transition of District Services

Mr. Huber noted the official date for the transition of management is July 28<sup>th</sup>. Ms. Fauci talked about booking Forest Brooke for their meetings and asked about a contract. They talked about an inventory list for hardware and things, computers, and tablets at the amenity center. The Board asked Rizzetta about the amenities for the personnel and staff, maintenance capabilities, i.e. fence panel replacement, etc. Mr. Hepburn said that fence repair after the hurricane probably would have been better to use a vendor than our maintenance staff. Ms. Ferguson is checking on whether or not the \$26,000 fence insurance claim has been resolved.

Mr. Martin asked about pending maintenance projects in transition to the next agenda. Mr. McGrath will get with Ms. Ferguson regarding that. The Board asked about staffing, and Rizzetta said that GMS will be taking their staff and they will be bringing in new staff. Ms. Fauci noted things look like they are progressing okay and Mr. Hepburn agreed. District Counsel has reviewed and approved the District Management contract and the amenity contract. He is still waiting to review the tech and field contract. Rizzetta sent over the resolution that will need to be passed to change over from GMS to Rizzetta and that will be set for the July 22<sup>nd</sup> meeting. Mr. Blanco will do a landscape walk through. He will contact Mr. Hepburn to join. Mr. Blanco asked about capped

irrigation zones. Ms. Fauci spoke about a fire pit on CDD property. Mr. Blanco will check on it. Ms. Fauci spoke about the contract with Massey that needs a contract addendum to add the treatment for the snake problem at the dog park in the Orchids.

Mr. McGrath asked for any audience comments specific to the additional snake treatments at the Orchids.

On MOTION by Mr. Hepburn, seconded by Ms. Fauci, with all in favor, Four additional treatments to the existing pest control contract for snake remediation, was approved.

Ms. Fauci spoke about an area (an emergency entrance and exit to the community) where a woman is using it for personal parking. District Counsel was directed to send a letter to the resident who is using the area to park. The Board would like security to put a no parking sticker on that and have it towed if not moved. Also, have security put a no parking sticker on the car parked by the lift station. Mr. Hepburn and the Board thanked GMS for their work.

## FIFTH ORDER OF BUSINESS Supervisors Requests and General Audience Comments

Resident asked about a spreadsheet for expenditures not paid. Mr. Hepburn noted the invoices are in the packet for the upcoming meeting and those will be addressed at next meeting. Mr. McGrath noted GMS will continue to pay the District's bills up until the finality of the contract.

Resident spoke about pickleball and asked about spraying that area for bugs in the evenings. Mr. Hepburn stated the county will come and spray if requested.

Resident (Diedre Martin, 7265 Somerset Pond Dr.) asked about replacing the main sign that directs people to the clubhouse. Resident commented that they are dated, damaged, and taped. Mr. Hepburn stated that will be ordered and replaced. She asked about repairs on the leaning stop sign. The Board noted that is the county's responsibility. She asked about who is responsible for the pot holes. Mr. Hepburn gave the audience Hillsborough County Public Works phone work 813-635-5400.

Supervisor Thomas asked about the process for the bonds. Mr. McGrath stated the bonds are attached to the District so in transition it just moves to the new management company.

#### SIXTH ORDER OF BUSINESS

Next Board Meeting is Scheduled for July 22, 2025 at 7:00 p.m.

The next regular Board meeting is scheduled for July 22, 2025, at 7:00 p.m.

SEVENTH	ORDER OF BUSINE	22
	UNDER OF BUSINE	(D)

Adjournment

On MOTION by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the meeting was adjourned at 7:53 p.m.

Secretary / Assistant Secretary	Chairperson / Vice Chairperson

# **SECTION V**

#### **RESOLUTION 2025-07**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; APPOINTING A FINANCIAL DISCLOSURE COORDINATOR; APPOINTING AN ASSESSMENT CONSULTANT IN CONTEMPLATION OF THE ISSUANCE OF SPECIAL ASSESSMENT BONDS; APPOINTING A DESIGNATED INVESTMENT REPRESENTATIVE TO ADMINISTER INVESTMENT DIRECTION WITH REGARD TO DISTRICT FUNDS; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District ("Board") must employ and fix compensation of a "District Manager;"

WHEREAS, the Board desires to appoint a "Financial Disclosure Coordinator" to create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, the Board and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District;

WHEREAS, the Board desires to appoint an "Assessment Consultant" to advise regarding the proposed issuance of special assessment bonds and other financing methods for District improvements; and

WHEREAS, the Board desires to appoint an "Investment Representative" to implement the District's investment policies and assist on the investment of District funds, including, but not limited to, directing the assigned Trustee to invest District funds consistent with any and all Indentures and to maximize return to extent permitted by law;

WHEREAS, the Board desires to designate a "Dissemination Agent" for continuing disclosure services associated with all current special assessment bonds;

**WHEREAS**, the Board has determined that the appointment of a District Manager, Financial Disclosure Coordinator, Assessment Consultant, Investment Representative and Dissemination Agent is necessary, appropriate, and in the District's best interests; and

**WHEREAS**, the Board desires to appoint a new District Manager, Financial Disclosure Coordinator, Assessment Consultant, Investment Representative and Dissemination Agent, and to provide compensation for their services.

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

**1. APPROVAL OF MANAGEMENT AGREEMENT.** Rizzetta & Company, Incorporated ("**Rizzetta**") is appointed as District Manager, Financial Disclosure Coordinator, Assessment Consultant, Investment Representative and Dissemination Agent, all in accordance with the terms in the contract attached

hereto as **Exhibit** "A", between the District and Rizzetta, dated July 28, 2025 (the "Contract") and Rizzetta shall be compensated for such services in accordance with the terms of the Contract. In the event of any conflict between the terms in this Resolution with the terms of the Contract, the terms in the Contract shall prevail.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its execution.

PASSED AND ADOPTED this 22nd day of July, 2025.

ATTEST:	CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
Secretary/ Assistant Secretary	Chair / Vice Chair

Exhibit A: District Manager Fee Agreement

#### CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

**DATE:** July 28, 2025

BETWEEN: RIZZETTA & COMPANY, INC.

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(Hereinafter referred to as "District Manager")

AND:

CYPRESS CREEK OF HILLSBOROUGH COUNTY

**COMMUNITY DEVELOPMENT DISTRICT** 

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(Hereinafter referred to as "District," and together with District Manager,

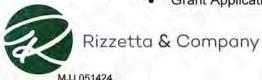
the "Parties.")

#### PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "Contract") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in Exhibit A to this Contract.
  - A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:
    - i. Management services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
    - ii. Administrative services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



- iii. Accounting services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- iv. Financial & Revenue Collection services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. Continuing Disclosure serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. Website Management and Email Hosting services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes and hosting of supervisor email accounts.
- B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.
- II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:
  - Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
  - Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
  - Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
  - Electronic communications/e-blasts;
  - Special requests;
  - Amendment to District boundary;
  - · Grant Applications;



- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

- III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.
- IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. TERM. The District Manager's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. FEES AND EXPENSES; PAYMENT TERMS.

#### A. FEES AND EXPENSES.

i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in Exhibit B to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in Exhibit B. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services



provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in Exhibit B. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

#### B. PAYMENT TERMS.

- i. Standard On-Going Services. Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in Exhibit B.
- ii. Additional Services. Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.



- iii. Litigation Support Services. Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. Out-of-Pocket expenses. Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. NON-CONTINGENCY. The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.

#### X. RESPONSIBILITIES.

- A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
- B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- XI. TERMINATION. This Contract may be terminated as follows:
  - A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.

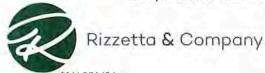
Rizzetta & Company

M.I.I 051424

- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- **C.** By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

#### XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.



#### XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the

Rizzetta & Company

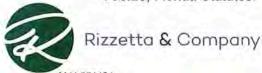
M.I.I 051424

### CONTRACT FOR PROFESSIONAL DISTRICT MANAGMENTSERVICES CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

#### XV. INSURANCE.

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
  - Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.



- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XVI. ASSIGNMENT. Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with Exhibit A, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as Exhibit D; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT <a href="mailto:info@rizzetta.com">info@rizzetta.com</a>, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.



### CONTRACT FOR PROFESSIONAL DISTRICT MANAGMENTSERVICES CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

XVIII. NOTICES. All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Cypress Creek of Hillsborough County Community

**Development District** 

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

With a copy to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

6853 Energy Court

Lakewood Ranch, FL 34240

Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

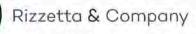
Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE. This Contract shall become effective upon execution by both the District and the District Manager and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS. This instrument, together with accompanying Exhibits A, B, C and D, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and Exhibits A, B, C, and D, this instrument shall control.
- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely

Rizzetta & Company

responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXIII. THIRD PARTY BENEFICIARIES. This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION. The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS. This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXVII. E-VERIFICATION. Pursuant to Section 448.095(2), Florida Statutes,
  - A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as



### CONTRACT FOR PROFESSIONAL DISTRICT MANAGMENTSERVICES CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.

- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.
- XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed. District Manager shall have no responsibility for performance of services under this Contract that would be performed by onsite employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.
- XXVIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "Force Majeure"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISLCOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:	
RIZZETTA & COMPANY, INC.	
BY:	William J. Rizzetta
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	Jul 15, 2025
CYPRESS CREEK OF DEVELOPMENT DISTRICT	HILLSBOROUGH COUNTY COMMUNITY
BY:	
PRINTED NAME:	
TITLE:	Chairman/Vice Chairman
DATE:	

Exhibit A – Scope of Services

Exhibit B - Schedule of Fees

Exhibit C - Municipal Advisor Disclaimer

Exhibit D - Public Records Request Policy

Exhibit E - Human Trafficking Affidavit



#### **EXHIBIT A**

Scope of Services

**STANDARD ON-GOING SERVICES:** These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

### MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
  - Certify Special District Update Form, submitted to the Special District Information Program, Florida Commerce each year.
  - Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives.
  - Provide name of Coordinator to the Florida Commission on Ethics for Financial Disclosure coordination.
  - Provide details of Board Members to the Florida Commission on Ethics for electronic filing by the Board Members of their Form 1, Statement of Financial Interests.
  - Provide resignation date to the Florida Commission on Ethics for the electronic filing of Form 1F documents by resigning Board Members.
  - Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed.
  - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
  - Monitor and provide update on Creation Documents, including Notice of Establishment, to Florida Commerce and the local general-purpose government (city or county) with jurisdiction.
  - Maintain and file Disclosure of Public Financing and file with Florida Commerce and each residential developer.
  - Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
  - Provide copy of approved proposed budget to the local government a minimum of 60 days prior to the public hearing on the budget.
    - Provide written notice to owners of public hearing on the budget and its related assessments.
  - 12. Provide copy of the initial Public Facilities report to the local government to be submitted within one (1) year after the district's creation.
  - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the local government if changes are made.



- 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the local government it is located in.
- 15. File name and location of the Registered Agent and Office location annually with Florida Commerce and the local government.
- Provide for submitting the regular meeting schedule of the Board to the local government.
- Provide District Map and update as provided by the District's Engineer as needed to Florida Commerce and the local government.
- Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
- File request letter to the Supervisor of Elections of the County for number of registered voters as of April 15, each year.
- Provide for public records announcement and file document of registered voter data each June.
- Update Board Member names, positions and contact information to the State Commission on Ethics annually.
- 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
- 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
  - a. Provide for the appropriate ad templates and language for each of the above.
- 24. Provide for instruction to Landowners on the election process and forms, etc.
- Respond to Bondholders requests for Information.
- 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer project status inquiries from contractors' bonding companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.



### ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meetings. Prepare meeting materials for other meetings, hearings, etc., as needed.
- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
  - Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

### ACCOUNTING:

### A. Financial Statements

- Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
  - a) Chart of Accounts
  - b) Vendor and Customer Master File
  - Report creation and set-up.
- Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
  - a) Cash Investment Account Reconciliations per fund
  - b) Balance Sheet Reconciliations per fund
  - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- Manage banking relations with the District's Depository and Trustee.
- Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- Account for assets constructed by or donated to the District for maintenance.
- On or before October 1<sup>st</sup> of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.



- 9. Provide audit support to auditors for the required Annual Audit, as follows:
  - Review statutory and bond indenture requirements
  - Prepare Audit Confirmation Letters for independent verification of activities.
  - Prepare all supporting accounting reports and documents as requested by the auditors
  - d) Respond to auditor questions
  - e) Review and edit draft report
  - f) Prepare year-end adjusting journal entries as required
- Provide for transmission of the Audit to the local government and the Auditor General's Office of the State.
- Provide and file the Annual Financial Report (FS. 218 report) by June 30<sup>th</sup> of each year.

### B. Budgeting

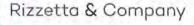
- Prepare budget and backup material for and present the budget at all budget
  meetings, hearings and workshops. The budget is to be done in accordance with state
  law standards, and consistent with applicable GFOA and GASB standards. Budget
  preparation shall include calculation of operation and maintenance assessments,
  which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the local government, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

### C. Accounts Payable/Receivable

- Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders per the Prompt Payment Act.
  - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- Maintain checking accounts with qualified public depository including:
  - Reconciliation to reported bank statements for all accounts and funds.
- Prepare year-end 1099 Forms for vendor payments as applicable.
  - a) File reports with IRS.

### D. Capital Program Administration

- Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:



- a) Vendor contract completion status
- b) Verify change orders for materials
- c) Check for duplicate submittals
- d) Verify allowable expenses per Bond Indenture Agreements such as:
  - (1) Contract Assignment
  - (2) Acquisition Agreement
  - (3) Project Construction and Completion Agreement
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bondholders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- 4. Provide asset tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

### E. Purchasing

- Assist in selection of vendors as needed for services, goods, supplies, materials.
   Obtain pricing proposals as needed and in accordance with District rules and state law.
- 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
- Prepare and process requisitions for capital expenses, in coordination with District Engineer.

### F. Risk Management

- Prepare and follow risk management policies and procedures.
- Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
- Review insurance policies and coverage amounts of District vendors.
- Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
- Maintain and monitor Certificates of Insurance for all service and contract vendors.

### FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

Rizzetta & Company

- Provide payoff information and pre-payment amounts as requested by property owners.
- Monitor, collect and maintain records of prepayment of assessments.
- Coordinate with trustee to confirm semi-annual interest payments and bond call amounts.
- Prepare periodic continuing disclosure reports to investment bankers, bondholder and reporting agencies and post on the Municipal Securities Rulemaking Board's website, "EMMA".

### B. Administer Assessment Roll Process:

- Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
- Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
- 3. Verify assessments on platted lots, commercial properties or other assessable lands.
- Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
- Execute and issue Certificate of Non-Ad Valorem Assessments to County Property Appraiser.

### C. Administer Assessments for Off Tax Roll parcels/lots:

- 1. Maintain and update current list of owners of property not assessed via the tax roll.
- Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
- Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

### D. True-Up Analysis:

- Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
- Prepare true-up calculations and invoice property owners for true-up payments as necessary.

### CONTINUING DISCLOSURE:

### A. Dissemination Agent:

 Serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.

### WEBSITE MANAGEMENT:

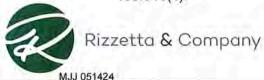


### A. Website Management:

 Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
  - I. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
  - o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
  - A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).



- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(q).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

### **EMAIL ESTABLISHMENT AND HOSTING:**

### A. Email Establishment:

Consultant shall establish and register a domain name in the District's name for purposes
of setting up and creating individual e-mail addresses for supervisors, staff or employees
as designated by the District. Said domain name shall be owned by the District.

### B. Email Hosting:

 Consultant shall provide services including ongoing maintenance of e-mail accounts, hosting and backup in accordance with public records and public records retention requirements.

### ADDITIONAL SERVICES:

### A. Meetings

 Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

### B. Financial Reports

- Modifications and Certification of Special Assessment Allocation Report;
- 2. True-Up Analysis;
  - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
  - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

### C. Bond Issuance Services

- Special Assessment Allocation Report;
  - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
  - Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
  - Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
- 2. Bond Validation;

Rizzetta & Company

MJJ 051424

- a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.
- 3. Certifications and Closing Documents;
  - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests Refer to Exhibit D of this Contract for responsibilities;

### LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

### ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
  - Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
  - Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
  - Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
  - 2. Maintain collection log showing all parcels that have pre-paid assessments.
  - Prepare, execute and issue release of lien to be recorded in public records.

(Remainder of this page is left blank intentionally)



# EXHIBIT B Schedule of Fees

### STANDARD ON-GOING SERVICES:

Standard On-Going Services shall be billed monthly pursuant to the following schedule:

	MONTHLY	ANNUAL
Management:	\$2,016.67	\$24,200
Administrative:	\$ 366.67	\$ 4,400
Accounting:	\$1,833.33	\$22,000
Financial & Revenue Collections: Assessment Roll (1):	\$ 366.67	\$ 4,400 \$ 5,000
Continuing Disclosure:	\$ 166.67	\$ 2,000
Website:	\$ 100.00	\$ 1,200
Email:	\$ 100.00	\$ 1,200
Total Standard On-Going Services:	\$4,950.01	\$64,400

- (1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.
- (2) A one-time fee of \$500 will be charged for the transition of existing email accounts and creation of new accounts along with the purchase of the associated domain for the new accounts. The annual renewal of the domain license is included in the price for ongoing hosting services.



ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings Additional Meetings (includes meeting prep,	Hourly	\$ 200
attendance and drafting of minutes) Estoppel Requests (billed to requestor):	Hourly	\$ 200
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two - Five Lots	Per Occurrence	\$ 200
Six - Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:	
Regional Manager	\$ 52.00	
District Manager	\$ 40.00	
Accounting & Finance Staff	\$ 28.00	
Administrative Support Staff	\$ 21.00	



### LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

HOURLY RATE:
\$ 500.00
\$ 450.00
\$ 400.00
\$ 350.00
\$ 300.00
\$ 300.00
\$ 300.00
\$ 275.00
\$ 250.00
\$ 250.00
\$ 250.00
\$ 250.00
\$ 250.00
\$ 225.00
\$ 200.00
\$ 200.00
\$ 200.00
\$ 200.00
\$ 200.00
\$ 175.00
\$ 150.00
\$ 150.00
\$ 150.00
\$ 150.00
\$ 100.00
\$ 100.00
\$ 100.00



# **EXHIBIT C**Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



### **EXHIBIT D**

Public Records Request Policy and Fees

### Public Officer, Employee and Staff Policy for Processing Requests for Public Records

### Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

### Requests for District Records:

- 1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
- 2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
- 3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
- 4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
- 5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.

Rizzetta & Company

- 6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
- 7. Florida's public records law does not require the District to answer questions regarding the records produced.

### Processing Responsive Records:

- After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
- 2. Records are only required to be produced in the format(s) in which they exist.
- 3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
- District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
- The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
- 6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



### **EXHIBIT E**

Nongovernmental Entity Human Trafficking Affidavit Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a Florida Corporation

By: William & Riggetta

Name: William J. Rizzetta

Title: President



# **SECTION VI**

### **RESOLUTION 2025-08**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District has approved a change of the District's management company effective July 28, 2025, the Board desires to appoint and remove certain Officers of the District, specifically the Treasurer, Assistant Treasurer, Secretary and Assistant Secretaries. The following Officers are herby removed, Jordan Lansford as Secretary and Treasurer; Darrin Mossing, Savannah Szoda and Hanna Henry as Assistant Treasurer; Amanda Ferguson and Nicole Viverito as Assistant Secretaries. These Officers are to be replaced by the following individuals.

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

Scott Brizendine is appointed Secretary.

Section 1.

Scott Brizendine	is appointed Treasurer.
Shawn Wildermuth	is appointed Assistant Treasurer.
Matt O'Nolan	is appointed Assistant Secretary.
Matthew Huber	is appointed Assistant Secretary.
Section 2. This Resolution supersedes any Section 3. This Resolution shall become et	ffective on July 28, 2025.
PASSED AND ADOPTED this 22 <sup>nd</sup> day of	of July, 2025.
	CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
ATTEST:	Chairman / Vice Chairman
Secretary / Assistant Secretary	

# **SECTION VII**

#### RESOLUTION 2025-09

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

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

**WHEREAS**, the District desires to redesignate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Records Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

**SECTION 1.** The District's primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at: <u>Rizzetta & Company, Incorporated, 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.</u>

**SECTION 2.** The District's principal headquarters for purposes of establishing proper venue for public access to the District's Records of Proceeding shall be located at the Vista Palms Clubhouse located at: 5019 Grist Mill Court, Wimauma, FL 33598.

**SECTION 3.** This Resolution shall take effect on July 28, 2025.

### PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF JULY, 2025.

ATTEST:	CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairman / Vice Chairman, Board of Supervisors

# **SECTION VIII**

### **RESOLUTION 2025-10**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the "Board") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having appointed a Treasurer and other officers, is in a position to select a new public depository and to comply with the requirements for public depositors; and

WHEREAS, the Board wishes to re-designate a public depository for District funds.

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

- **SECTION 1.** <u>BankUnited</u>, is hereby designated as the public depository for funds of the District.
- **SECTION 2.** In accordance with Section 280.17(2), *Florida Statutes*, the District's Secretary is hereby directed to take the following steps:
  - **A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
  - **B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

- C. Maintain the current public deposit identification and acknowledgement form as a valuable record.
- **SECTION 3.** The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.
- **SECTION 4.** The Chair, Vice Chair, Treasurer, Assistant Treasurer, Secretary and Assistant Secretaries are hereby designated as authorized signatories for the operating bank accounts of the District.
- **SECTION 5.** The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

**SECTION 6.** This Resolution shall take effect on July 28, 2025.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of July, 2025.

ATTEST:	CYPRESS CREEK OF HILLSBOROUGI COUNTY COMMUNITY DEVELOPMENT DISTRICT	
Secretary / Assistant Secretary	Chairperson/Vice Chairperson	

# **SECTION IX**

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 2025, by and between:

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 ("District"), and Getz Outdoor Services, LLC, a Florida limited liability company with an address of 6407 Barksdale Way, Riverview, FL 33578 ("Contractor").

### RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

Now, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

### 2. CONTRACTOR OBLIGATIONS.

A. Scope of Services. Contractor shall provide the services described in the Scope of Services attached hereto as Exhibit A ("Work"), for the areas identified in the Landscape Maintenance Map attached hereto as Exhibit B ("Landscape Maintenance Area"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as Exhibit C ("Fee Summary") and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but

which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

- B. Acceptance of Site. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
- C. Manner of Contractor's Performance. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- D. Discipline, Employment, Uniforms. Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- E. Rain Days. In the event that time is lost due to heavy rains ("Rain Days"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).
- F. Protection of Property. Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or

omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

- G. District Representative; Reporting. The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.
  - i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.
  - ii. The District shall have the right to change its designated Representative with written notice to Contractor.
  - iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.
  - iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.
- H. Deficiencies. The District shall identify and promptly notify the Contractor of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. The Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.
- Compliance with Laws. The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify

the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

- J. Safety. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.
- K. Environmental Activities. The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.
- L. Payment of Taxes; Procurement of Licenses and Permits. Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.
- M. Subcontractors. Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.
- N. Independent Contractor Status. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

### 3. COMPENSATION; TERM.

- A. Term. The term of this Agreement shall be from August 1, 2025, to July 31, 2026 ("Year 1"), unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement will automatically renew in additional, one (1) year terms, for up to two (2) additional annual renewals, unless terminated earlier in accordance with the terms of this Agreement.
- B. Compensation. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed Three Hundred Forty Four Thousand and 00/100 Dollars (\$344,000.00) per year for Year 1, all in accordance with the Fee Summary attached hereto as Exhibit C. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as Exhibit C.
- C. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as Exhibit D. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as Exhibit C. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- D. Payments by the District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70, et seq., Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District for undisputed amounts.
- E. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6),

Florida Statutes, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

### 5. INSURANCE.

A. Insurance Required. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

- B. Types of Insurance Coverage Required. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
  - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.
  - ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  - iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
  - v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$1,000,000 per occurrence and \$1,000,000 on aggregate.
- C. Additional Insured. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) on a primary and non-contributor bases as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.
- **D.** Sub-Contractors. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

- E. Payment of Premiums. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- F. Notice of Claims. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- G. Failure to Provide Insurance. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

### 6. INDEMNIFICATION.

- A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.
- **B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.
- D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

**E.** It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

### 7. MISCELLANEOUS PROVISIONS

- A. Default and Protection Against Third-party Interference. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- B. Custom and Usage. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- C. Successors. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.
- **D.** Assignment. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.
- E. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- F. Attorneys' Fees. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings as well as fees and costs incurred in determining entitlement to and reasonableness of such amounts.
- G. Agreement. This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the

Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

- **H.** Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.
- I. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.
- J. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District: Cypress Creek of Hillsborough

County Community
Development District
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: District Manager

With a copy to: Persson, Cohen, Mooney,

Fernandez & Jackson, P.A.

6853 Energy Court

Lakewood Ranch, Florida 34240

Attn: District Counsel

B. If to Contractor: Getz Outdoor Services, LLC

6407 Barksdale Way Riverview, FL 33578

Attn: getzoutdoorservices@gmail.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- K. Third Party Beneficiaries. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.
- L. Controlling Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Hillsborough County, Florida.
- Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Amanda Ferguson - aferguson@gms-tampa.com ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AFERGUSON@GMS-TAMPA.COM - 4350 EAGLE FALLS PLACE, TAMPA, FL 33619 - 813-344-4844 ext. 102.

- N. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- O. Arm's Length Transaction. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- P. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- Q. Scrutinized Companies Statement. Contractor certifies that it is not in violation of section 287.135, Florida Statutes, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
- R. E-Verify. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.
- S. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
  - a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
  - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;

- Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- d. Section 287.137, Florida Statutes, titled Antitrust violations: denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

T. Compliance with section 20.055, Florida Statutes. The Contractor agrees to comply with section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), Florida Statutes.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above. ATTEST: CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT -DocuSigned by: amanda Ferguson Jason Hepburn By: Amanda Ferguson By: Jason Hepburn □ Secretary ☐ Chairperson ☐ Assistant Secretary ☐ Vice Chairperson WITNESS: GETZ OUTDOOR SERVICES, LLC DocuSigned by: Mcole Viverito By! Nicole Wiverito By: Austin Getz Its: Recording Administrator Its: Owner

Exhibit A: Scope of Services

Exhibit B: Landscape Maintenance Map

Exhibit C: Fee Summary

Exhibit D: Form of Work Authorization

Exhibit A: Scope of Services

## Cypress Creek of HC CDD

## LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into "elements" to define the elements involved and required in the maintenance of the property.

## General Services- Component "A"

## **Turf Maintenance**

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

#### Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season, It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas, Unirrigated pond areas and banks will be mowed 34 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height, Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". Mowing heights will be set at 2"-3" for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50" mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day,

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

### Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

#### String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles,and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

## Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, into stormwater inlets, onto vehicles, or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

## Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

## Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

## Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

#### **Weed Control**

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

#### Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

#### Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

### Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly. A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

## Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, in order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year, Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Contractor is expected to staff the property with adequately trained personnel a minimum three (3) days per week between Monday & Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

## Component "B" - Turf Care Program

#### ST. AUGUSTINE

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule - St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control October: Heavy fall granular fertilization and broadleaf weed/disease control

### Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

## BAHIA - Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

#### Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

#### Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization, Spot freat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July:Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary.
   October: Fertilization Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash weeds as necessary, inspect/treat fungal activity.

## Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

## Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

## **Weed Control**

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

#### Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met, if soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

## Component "C" - Tree/Shrub Care Program

Application Schedule - Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

## Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall

height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

## Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

#### Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

## Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

## Component "D" - Irrigation Maintenance

## Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

#### Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any
- heads not functioning property.

  Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract,
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

#### Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during Irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

## Component "E" - Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

## E. 1 - Bedding Plants - Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

## Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4  $\frac{1}{2}$  individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

## Installation

10

Plants are to be installed utilizing a triangular spacing of 9° O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% Brown Cocoa Mulch.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Brown Cocoa Mulch after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

#### <u>Maintenance</u>

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris,
Beds are to remain weed – free at all times.
All declining blooms are to be removed immediately,
Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear, "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

### Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

## E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

#### Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

#### Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

## E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date,etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15' will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

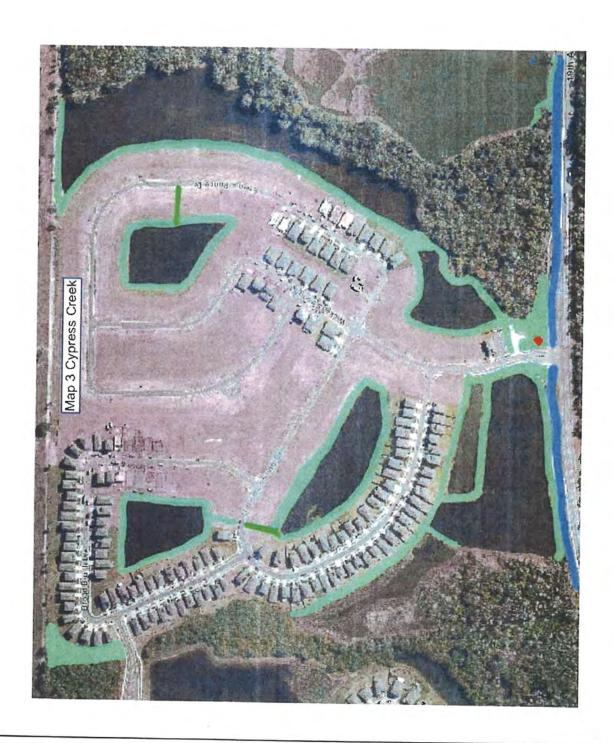
It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

12

Exhibit B: Landscape Maintenance Map











## Exhibit C: Fee Summary

## PROPOSAL FORM PROPOSAL SUMMARY SHEET

	ESENTING Getz Outdoor Services ser"), agree to furnish the services required in the prices:
I. Contract Proposal Amount: (Please provide an average of all three years of pricing)	\$_354,423.33
Annual Total, Year 1:	\$ 344,000.00
Annual Total, Year 2:	\$_354,320.00
Annual Total, Year 3:	\$ 364.950.00
II. Proposer Information  NAME OF PROPOSER: Austi	n Getz
ADDRESS: 6407 Barksdale Way, R	iverview FL 33578
PHONE: 813-701-6831	FAX:
SIGNATURE:	Austin Getz
PRINTED NAME: Austin Getz	
TITLE: Owner	
DATE:6/13/2025	

## Exhibit D: Form of Work Authorization

## WORK AUTHORIZATION NUMBER FOR ADDITIONAL SERVICES

authorizes certain w	AUTHORIZATION ("Wor ork in accordance with the	at certain Landscape Maintenance Agreement	202_, effective	
, 2025 (	"Agreement"), by and betwee	en;		
located in Hil LLC, a Flor	pecial-purpose government es Isborough County, Florida (	DUNTY COMMUNITY DEVELOPMENT DISTRICT, tablished pursuant to Chapter 190, Florida Statute District"), and GETZ OUTDOOR SERVICE any with an address of 6407 Barksdale Wa	es,	
SECTION 1. exhibits, amendments	and addenda thereto. Contra	ddition to the services described in the Agreement		
the terms of the Agree	the attached Exhibit A, whice ment (collectively, the "Additional Collectively).	th is incorporated herein by reference, all in according to the services. To the extent that the terms of the Agreement, the Work Authorization and the Agreement,	Twhilit A	
SECTION 2. pay Contractor		pensation for the Additional Services, the District	all installed	
accordance with the ter	onal Services upon complet ms of the Agreement.	ion of the same and the District shall pay Cor	itractor in	
representative of the D the full execution of t	istrict and Contractor. Contractors Work Authorization and ment, which, except to the ext	the of this Work Authorization authorizes Con- ove and is indicated by the signature of the a ctor shall commence the aforesaid Additional Servishall perform the same in accordance with the ent expressly altered or changed in this Work Authority	authorized vices upon	
IN WITNESS W	HEREOF, the parties execute t	his agreement the day and year first written above		
ATTEST:		CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT	[	
Ву:		By:	_	
☐ Secretary		□ Chairperson		
☐ Assistant Secretary		□ Vice Chairperson		
		GETZ OUTDOOR SERVICES, LLC		
		Ву:	_	
	3:	5		
4895-0839-3190.2				

Its:		

Exhibit A: Proposal for Additional Services

Cypress Creek Of Hillsborough County CDD 4530 Eagle Falls Place Tampa, FL 33619



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/08/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s). CONTACT NAME: BIBERK PHONE (A/C, No, Ext): 844-472-0967 E-MAIL ADDRESS: customerservice FAX (A/C, No): 203-654-3613 P.O. Box 113247 customerservice@biBERK.com Stamford, CT 06911 INSURER(S) AFFORDING COVERAGE NAIC# INSURER A : Berkshire Hathaway Direct Insurance Company 10391 INSURED INSURER B Getz Outdoor Services LLC INSURER C: 22460 Cherokee Rose Place INSURER D Land O' Lakes, FL 34639-3109 **INSURER E** INSURER F COVERAGES CERTIFICATE NUMBER: **REVISION NUMBER:** THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. ADDL SUBR POLICY EFF POLICY EXP TYPE OF INSURANCE POLICY NUMBER X COMMERCIAL GENERAL LIABILITY EACH OCCURRENCE 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) CLAIMS-MADE X OCCUR 50,000 N9BP884538 06/03/2025 07/24/2025 MED EXP (Any one person) 5,000 X PERSONAL & ADVINJURY Included GEN'L AGGREGATE LIMIT APPLIES PER GENERAL AGGREGATE 5 2,000,000 POLICY JECT PRODUCTS - COMP/OP AGG 2,000,000 5 OTHER: **AUTOMOBILE LIABILITY** COMBINED SINGLE LIMIT (Ea accident) ANY AUTO BODILY INJURY (Per person) OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) \$ UMBRELLA LIAB OCCUR EACH OCCURRENCE **EXCESS LIAB** CLAIMS-MADE AGGREGATE DED RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY STATUTE ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE \$ DESCRIPTION OF OPERATIONS E.L. DISEASE - POLICY LIMIT Professional Liability (Errors & Per Occurrence/ Omissions): Claims-Made Aggregate DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Cypress Creek Of Hillsborough County CDD are listed as additional insured as it pertains to general liability (see endorsement attached) CERTIFICATE HOLDER CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. Cypress Creek Of Hillsborough County CDD 4530 Eagle Falls Place Tampa, FL 33619 AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

Cypress Creek Of Hillsborough County CDD 4530 Eagle Falls Place Tampa, FL 33619



## CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 07/08/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER	CONTACT NAME:				
BIBERK P.O. Box 113247 Stamford, CT 06911	PHONE (A/C, No. Ext): (844) 472-0967 FAX (A/C, No): (203	3) 654-3613			
	ADDRESS: salessupport@biberk.com				
	PRODUCER CUSTOMER ID:				
	INSURER(S) AFFORDING COVERAGE	NAIC#			
Getz Outdoor Services LLC 22460 Cherokee Rose Place Land O' Lakes, FL 34639-3109	INSURER A : Berkshire Hathaway Direct Insurance Compai	561730			
	INSURER B :				
	INSURER C;				
	INSURER D:				
	INSURER E:				
	INSURER F :				

REVISION NUMBER

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Location: 22460 Cherokee Rose PlaceLand O' Lakes, FL 34639-3109

Bldg #001: Landscape Gardening - No Tree Removal or Excavation - 7489101

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

R		TYPE OF IN	SURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
- 11	CAL	PROPERTY USES OF LOSS	DEDUCTIBLES				BUILDING PERSONAL PROPERTY	S	
Ì	T	BASIC	BUILDING	N9BP884538	06/03/2025	07/24/2025	BUSINESS INCOME	\$	
t	M	BROAD	250 CONTENTS		Control Control	-22-2-121-0	EXTRA EXPENSE	5	
X	X	SPECIAL	CONTENTS			-	RENTAL VALUE	\$	
1	T	EARTHQUAKE					BLANKET BUILDING		
	H	WIND					BLANKET PERS PROP	11/4	
		FLOOD					BLANKET BLDG & PP	\$ n/a \$ n/a	
								5 11/4	
						17	5		
		INLAND MARINE		TYPE OF POLICY	- 1			\$	
1	CAUSES OF LOSS	ISES OF LOSS						s	
		NAMED PERILS	POLICY NUMBER				\$		
1									s
1		CRIME						\$	
ľ	TYP	E OF POLICY						\$	
+		DOUGE A MAG						\$	
1	-	BOILER & MACH						s	
+								\$	
1								\$	
Ţ	226.14			A PORT OF A CAMP CAR A CAMP CAMP CAR A CAMP CAMP CAMP CAMP CAMP CAMP CAMP CA				5	

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CER	TIFICA	TE	HOL	DER

CANCELLATION

Cypress Creek Of Hillsborough County CDD 4530 Eagle Falls Place Tampa, FL 33619

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Eatest 6ypt

© 1995-2015 ACORD CORPORATION. All rights reserved.

ACORD 24 (2016/03)

The ACORD name and logo are registered marks of ACORD

## THIS ENDORSEMENT CHANGES THE POLICY, PLEASE READ IT CAREFULLY.

# ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

## SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Cypress Creek Of Hillsborough County CDD	various
Information required to complete this Schedule if r	not shown above, will be shown in the Declarations.

The following is added to Paragraph C. Who Is An Insured in Section II – Liability:

- Any person(s) or organization(s) shown in the Schedule is also an additional insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:
  - a. Your acts or omissions: or
  - b. The acts or omissions of those acting on your behalf:

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

## CYPRESS CREEK OF HILLSBOROUGH COUNTY <u>COMMUNITY DEVELOPMENT DISTRICT</u> <u>ANTI-HUMAN TRAFFICKING AFFIDAVIT - S. 787.06, FLORIDA STATUTES</u>

In compliance with Section 787.06(13), Florida Statutes, this attestation must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with a governmental entity, including community development districts.

BEFORE ME, the undersigned authority, personally appeared Astin (jet 1. hereinafter referred to as the "Affiant," who, after being duly sworn, hereby swears or affirms as follows: 1. I am over eighteen years of age and the following information is given upon my own personal knowledge. 2. I am an officer or representative of (Tet) ("Noor Services LL. a nongovernmental entity, hereinafter referred to as the "Nongovernmental Entity." I am authorized to provide this affidavit on behalf of the Nongovernmental Entity. 3. Affiant hereby attests, under penalty of perjury, that the Nongovernmental Entity does not use coercion for labor or services as defined in s.787.06, Florida Statutes. 4. If, at any time in the future, the Nongovernmental Entity does use coercion for labor or services, the Nongovernmental Entity will immediately notify the government entity and no contract may be executed, renewed or extended between the parties. FURTHER AFFIANT SAYETH NOT. Signature of Affiant Name: Nongovernmental Entity: (1612 Title: Dated: STATE OF The COUNTY OF Sworn to (or affirmed) and subscribed before me by means of ∑physical presence or □ online notarization, this 7 th day of July , 202 Tby Auto Getz is personally known to me or who has produced as identification. SHARON FEIERTAG Notary Public - State of Florida Notary Public of the State of Florida Commission # HH 380691

Print Name: haron her

My Commission Expires:

My Comm. Expires Mar 29, 2027

Bonded through National Notary Assn.

## **SECTION X**

## **SWORN STATEMENT**

ISSUED October 1, 2024 EXPIRES October 1, 2025

IN

POLICY NUMBER <u>100124583</u>

PROOF OF LOSS

CLAIM NUMBER <u>009.023748.MI</u>

TO THE

AGENCY AT Per Policy

## FLORIDA INSURANCE ALLIANCE

At time of loss, by the above indicated policy of insurance you insured Cypress Creek of Hillsborough County Community Development District located at 7154 Trent Creek Dr., Sun City Center, FL 33573

Against loss by	y All Risks of Direct Physical Loss or Damage, Per Policy Conditions, to the property de	escribed; accor	rding to the terms		
and conditions	of the said policy and all forms, endorsements, transfers and assignments attached thereto.				
TIME AND	A $\underline{\text{Wind}}$ loss occurred about the hour of $\underline{12:00}$ o'clock $\underline{\text{AM}}$ ,				
ORIGIN	on the <u>9th</u> day of <u>October</u> , <u>2024</u> . The cause and origin of the said loss were:				
	Wind damages due to Hurricane Milton as outlined in McLarens adjustment.				
OCCUPANCY	The building described, or containing the property described, was occupied at the time of the loss as fol whatever: <b>as business purposes of the insured's</b> .	llows, and for	no other purpose		
TITLE AND	At the time of the loss the interest of your insured in the property described therein was <b>Owner</b> .				
INTEREST	No other person or persons had any interest therein or incumbrance thereon, except: None.				
CHANGES	Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, of the property described, except: <b>None</b> .	possession, loc	eation or exposure		
TOTAL	THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of	the loss: Per	Policy.		
INSURANCE	as more particularly specified in the apportionment attached under Policy # 100124583 besides which	ch there was n	o policy or other		
	contract of insurance, written or oral, valid or invalid.				
VALUE	THE ACTUAL CASH VALUE of said property at the time of the loss was	<u>Not I</u>	<u>Determined</u>		
LOSS	THE WHOLE LOSS AND DAMAGE was	·· <u>\$</u>	31,195.44		
AMOUNT CLAIMED:	THE AMOUNT CLAIMED under the above Policy Number is	 <u>\$</u>	21,195.44		
SPECIAL COND	DITIONS: Net Claim Amount				
consent of your inst such as were destro as to the extent of s	ot originate by any act, design or procurement on the part of your insured, or this affiant; nothing has be used or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned he syed or damaged at the time of said loss; no property saved has in any manner been concealed, and no atternated loss, has in any manner been made. Any other information that may be required will be furnished an	erein or in anno mpt to deceive ad considered a	exed schedules but the said company a part of this proof.		
The furnishing of	this blank or the preparation of proofs by a representative of the above insurance company is no	ot a waiver of	f any of its rights.		
State of					
County of			Insured		
Subscribed and	sworn to before me this day of, 20				
	Notary Public				
State of	My Commission Expires:		(SEAL)		

Pursuant to § 817.234, Florida Statutes, any person who, with the intent to injure, defraud, or deceive any insurer or insured, prepares, presents, or causes to be presented a proof of loss or estimate of cost or repair of damaged property in support of a claim under an insurance policy knowing that the proof of loss or estimate of claim or repairs contains any false, incomplete, or misleading information concerning any fact or thing material to the claim commits a felony of the third degree, punishable as provided in § 775.082, § 775.083, or § 775.084, Florida Statutes.



#### ANALYSIS OF CLAIMED CHARGES

July 15, 2025

As of: Prepared For: Prepared By: Florida Insurance Alliance and Interested Underwriters McLarens Adjusting Team

Insured: Florida Insurance Alliance Loss Location:

Cypress Creek of Hillsborough County Community Development District 7154 Trent Creek Dr.

Sun City Center, FL 33573 October 9, 2024 CAT 2478 - Hurricane Milton Date of Loss: Type of Loss:

Policy Number: McLarens Ref #: 100124583 009.023748.MI

	Property Schedule					Т	otal	Deductible %	% D	eductible	Support					Deductib	le/Limit		
Unit Description	Unit #	Address	City	County	State	Insur	ed value	per Policy	А	mount	Link	Vendor	Description	As Claimed	Adjustment	Арр	lied	Net Amount	McLarens Comment
Fencing along 19th Ave	3	Main Cypress	Sun City Center	Hillsborough	Florida	\$	85,000.00	5.00%	\$	4,250.00	Florida State Fence - Invoice #157184 (\$6,612.50)	Florida State Fence	Removal and disposal of existing fence (250 LF) to a certified recycling center.     -6' Tan Privacy Vinyl Fence (CYPRESS CREEK) Color: Tan   60lb Concrete Per Post	6,612.50 \$	-	\$	(4,250.00) \$	2,362.50	
											Florida State Fence - Invoice #157185 (\$8.879.00).	Florida State Fence	- Removal and disposal of existing fence (220 LF) to a certified recycling center.  - 6' Tan Privacy Vinyl Fence (CYPRESS CREEK) Color: Tan   60lb Concrete Per Post - Break down (71) sections of winyl fence & repair what pickest or rails are damaged with existing material from the damanged sections from the hurricane to keep the integrity of the fence and matching as close as possible with the rest of the fence.	8,879.00 \$	-	\$	- \$	8,879.00	
											Florida State Fence - Involce #157186 (\$9.587.50).	Florida State Fence	- Removal and disposal of existing fence (250 LF) to a certified recycling center 6' Tan Privacy Vinyl Fence (CYPRESS CREEK) Color: Tan   50lb Concrete Per Post - Break down (71) sections of vinyl fence & repair what pickest or rails are damaged with existing material from the damanged sections from the hurricane to keep the integrity of the fence and matching as close as possible with the rest of the fence.	9,587.50 \$	-	\$	- \$	9,587.50	
encing along 19th Village K	22	The Maples	Sun City Center	Hillsborough	Florida	\$	66,000.00	5.00%	\$	3,300.00	GMS - Invoice #1116 (\$1,320.00)	Governmental Management Services - Tampa, LLC	Repair Sections of Perimeter Fencing at THE MAPLES Replacing broken posts and top rails, many slats missing	1,320.00 \$	-	\$	(1,320.00) \$	-	Invoice did Not exceed Deductible
Fencing along 19th Ave	39	The Orchids	Sun City Center	Hillsborough	Florida	\$	66,000.00	5.00%	\$	3,300.00	GMS - Invoice #1115 (\$4,796.44)	Governmental Management Services - Tampa, LLC	Repair Sections of Perimeter Fencing along NE 19th Ave. Replacing top rails and slats at THE ORCHIDS.	4,796.44 \$	-	\$	(3,300.00) \$	1,496.44	
						\$	217,000.00		\$	10,850.00				\$ 31,195.44 \$ \$10,000 Minimum Storm per occurance, per Name Total Net Amount:	n Deductible	\$	(8,870.00) \$	22,325.44 (1,130.00) 21,195.44	Balanace to meet \$10K Min Deductible

# SECTION XI Subsection C



#### **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

		icate holder in lieu of such endor				uusel	nent. A statt	andni on tili	s certificate due	3 11UL CUI	mei ni	jines to tile
PRO	DUCE	ER				CONTA NAME:	Linasey C	Quin				
Sol	es In	nsurance Group				PHONE (A/C, No	0.44 .44	50-3684 Ext		FAX (A/C, No):	941-4	60-61
l		Indiana /				E-MAIL ADDRE	12.1	solesins.cc	L	(740, 110).		
						ADDILL	<del></del>		RDING COVERAGE			NAIC#
l <sub>Enc</sub>	glewo	00(			FL 3422	INSURE	RA: FHM Ins	. ,				1069
<u> </u>	IRED					INSURE						
		FLEET CONCRETE, II				INSURE						
		P.O. BOX 3418				INSURE						
		1.6. Box 6 116				INSURE						
		TAMP!			FL 3369	INSURE						
CO	VFR		TIFIC	CATE	NUMBER:	INSURE	Kr.		REVISION NUM	IBFR:		
		IS TO CERTIFY THAT THE POLICIES (				BEEN IS	SSUED TO TH				LICY P	ERIOD
١١	IDIC/	ATED. NOTWITHSTANDING ANY RE	QUIRI	EMEN	T, TERM OR CONDITION OF	ANY C	ONTRACT OR	OTHER DOC	UMENT WITH RES	SPECT TO	WHIC	H THIS
		IFICATE MAY BE ISSUED OR MAY PE USIONS AND CONDITIONS OF SUCH		,						TO ALL TH	HE TER	RMS,
INSR LTR		TYPE OF INSURANCE	ADDL	SUBR		DELIVI	POLICY EFF	POLICY EXP		LIMITS	•	
LIK		COMMERCIAL GENERAL LIABILITY	INSD	WVD	POLICY NUMBER		(MM/DD/YYYY)	(MM/DD/YYYY)	EAGU GOOUDDENG			
									EACH OCCURRENCE DAMAGE TO RENTE	ED	\$	
		CLAIMS-MADE OCCUR							PREMISES (Ea occu		\$	
									MED EXP (Any one p		\$	
									PERSONAL & ADV II		\$	
	GEN	N'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREG		\$	
		POLICY JECT LOC							PRODUCTS - COMP		\$	
	A117	OTHER: TOMOBILE LIABILITY							COMBINED SINGLE	1	\$	
	AU	٦							(Ea accident) BODILY INJURY (Pe	r poroon)	\$	
		ANY AUTO ALL OWNED SCHEDULED							,	. /	\$	
		AUTOS AUTOS NON-OWNED							BODILY INJURY (Pe PROPERTY DAMAG	· ·	\$	
		HIRED AUTOS AUTOS							(Per accident)			
		LIMPRELLALIAN									\$	
		UMBRELLA LIAB OCCUR							EACH OCCURRENC	CE	\$	
		EXCESS LIAB CLAIMS-MADE	-						AGGREGATE		\$	
	WOF	DED   RETENTION \$ RKERS COMPENSATION							PER	OTH-	\$	
	AND	D EMPLOYERS' LIABILITY Y / N							PER STATUTE	ER		20.01
Α	OFF	/ PROPRIETOR/PARTNER/EXECUTIVE   N	N/A		WC306-0026309-2		5/17/20	5/17/20	E.L. EACH ACCIDEN		\$ 1,00	-
	If ve	ndatory in NH) es, describe under							E.L. DISEASE - EA E			00,00
	DES	SCRIPTION OF OPERATIONS below							E.L. DISEASE - POL	ICY LIMIT	\$ 1,00	30,00
DES	CDIDI	TION OF OPERATIONS / LOCATIONS / VEHIC	I ES /	ACORD	101 Additional Bamarka Sahadu	lo mov b	a attached if mor	o anaca la raquis	rad)			
l		CONCRETE AND ROBERT CUSTER - LICI			101, Additional Remarks Schedu	ne, may b	e attached if mor	e space is requir	ea)			
<u></u>	D.T.:-	FIGATE HOLDER				0.637	TILLATION					
CE	RIII	FICATE HOLDER				CANC	ELLATION					
						SHO	UI D ANY OF T	THE ABOVE D	ESCRIBED POLIC	IES BE CA	NCFLI	ED BEFORE
						THE	<b>EXPIRATION</b>	DATE THERE	OF, NOTICE WILL I			
		Julie Gunne				ACC	ORDANCE WI	TH THE POLIC	Y PROVISIONS.			
		8517 Hunters Fork L				AUTUG	DIZED DESSE	ALT A TIVE				
						l	RIZED REPRESE					
		Ruskir			FL 3357	$ \mathcal{V}_{a} $	ın Soles					



### Fence Outlet of Tampa Inc 201 S Falkenburg Rd Tampa, FL 33619

ID: 00244543 Gunnett, Julie

Quote On : May 07, 2025 Submit On : May 07, 2025

Tampa

#### **Customer Address**

Gunnett, Julie 8517 HUNTERS FORK LOOP Sun City Center, Florida 33573 juliegunnett@gmail.com (772) 307-6113, (772) 307-6113

#### **Description of Work**

Install 46 feet of 4X8 SPACED PICKET 7/8X3 PICKET SECTION WITH APPROX 3\" SPACING-TAN

1 ea Install 4 feet of 4X4 SPACED PICKET 7/8X3 PICKET GATE WITH APPROX 3\" SPACING-TAN

1 ea Install 0.00 feet of Non Inventory PVC4 - gate placement

2 ea Install 8 feet of 6X4 T&G PRIVACY RACKABLE PVC GATE TAN PKG-KIT

Install 118 feet of 6X6 T&G PRIVACY PVC FENCE TAN PKG-KIT

Sprinkler Assurance

**TAPER PANEL** 

Paid On	Туре	Trans No/Check No	Amount
May 07, 2025	VISA	JXe7ZGcWJLn4SYLr6WMSDMneV	\$60.00
May 07, 2025	Launch Financing		\$4,852.00

Total Due \$4,912.00 Payment - \$4,912.00

Balance Due \$0.00

Gunnett, Julie

**Tomas Tatis** 

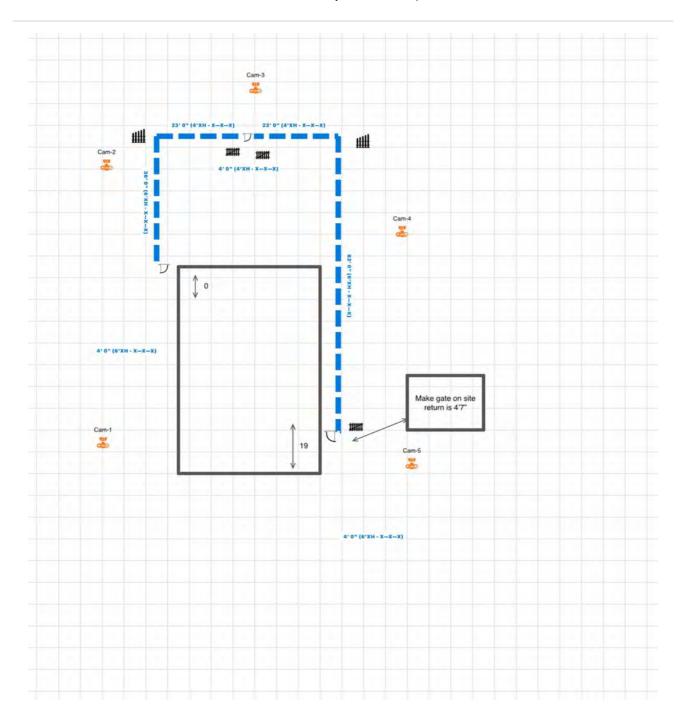
Tampa Office - (813) 651-3623 Tomas Tatis - (407) 232-6931

This contract includes the clauses referred to in the attached appendices.

#### Layout - L1

ID: 00244543 - Gunnett, Julie

Submit On: May 07, 2025 - Tampa



#### Legends

X—X—X: (4.0 X 46) ft ea 4X8 SPACED PICKET 7/8X3 PICKET SECTION WITH APPROX 3" SPACING-TAN

X—X—X: (6.0 X 118) ft ea 6X6 T&G PRIVACY PVC FENCE TAN PKG-KIT

////: (6.0 X 0) ft ea Non Inventory PVC4

2 x Taper Panel

3 x Cut Section

X—X—X: 1 (4.0 X 4.0) ea 4X4 SPACED PICKET 7/8X3 PICKET GATE WITH APPROX 3" SPACING-TAN

X—X—X: 2 (6.0 X 4.0) ea 6X4 T&G PRIVACY RACKABLE PVC GATE TAN PKG-KIT

#### **Questions**

ID: 00244543 - Gunnett, Julie

Submit On: May 07, 2025 - Tampa

Is racked gate marked?	Yes Not Needed
Have post caps been discussed?	Yes No
Pool?	Yes/Future No
Have preinstalled photos been taken?	Yes No
Corner lot?	Yes No
Have corner lot setbacks been discussed with cus	stomer? Yes No
Have house setbacks been marked?	Yes No
Fence Line to be cleared by	Fence Outlet Customer No Clearing
Do you live in an HOA community?	Yes No
Will you need HOA/ARC approval?	Yes No
Do you have HOA/ARC approval in hand?	Yes No
Previous fence being taken down by	Fence Outlet Customer Not Needed

### **Site Pictures**

ID: 00244543 - Gunnett, Julie

Submit On: May 07, 2025 - Tampa

Cam - 1 Front Left



Cam - 3 Rear



Cam - 5 Front Right



Cam - 2 Left



Cam - 4 Right



#### **Pool Pictures**

ID: 00244543 - Gunnett, Julie Submit On : May 07, 2025 - Tampa

Screen Enclosure	Yes No
Baby Barrier Fence	Yes No
Pool Vinyl Covers	Yes No
Pool Safety Net Covers	Yes No

### **Property Pin Photos**

ID: 00244543 - Gunnett, Julie Submit On : May 07, 2025 - Tampa









#### Grading

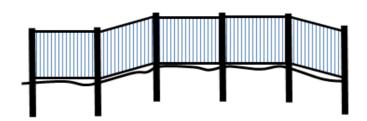
ID: 00244543 - Gunnett, Julie

Submit On: May 07, 2025 - Tampa



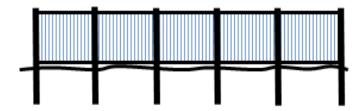
#### **Tampa**

#### Grading



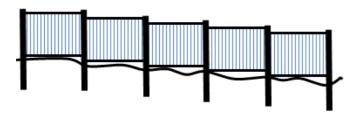
#### **Contoured Fences**

As the name suggests, a contoured fence follows the lines and contours of the property precisely and is a very common choice by most customers. The top and bottom horizontal rails provide a parallel line to the ground at all points. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



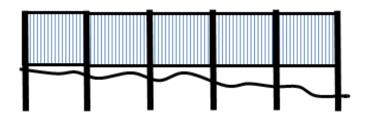
#### **Straight Top**

If your yard is flat this would be a very common option for most customers. The installation of the fence on a flat yard will look like this, straight across the top, straight across the bottom, with a small gap underneath. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



#### Stepped Fence on Slope

If you have a steep slope to contend with, stepped fencing can be one of your options. While it doesn't provide the smooth, even lines of a regular fence, it can accommodate steep slopes without installing an excessively slanted fence line. The significant drawback of stepped fencing is that it leaves a triangular open space between each panel and the sloping ground below. If you have pets or small children, this may not be an acceptable option. So if you need a fully-enclosed fence, you can combine stepped fencing with additional landscaping and fill in the spaces with new soil and grass seed. The larger openings can also be blocked with planters or thick bushes.



#### **Level Top Fence on Slope**

If you have a steep slope to contend with, a level top fence can be an option. With this application your fence will be straight across the top and straight across the bottom. However, because of the extreme slope could be a significant drawback because of the large uncovered openings at the bottom of the fence. If you have pets or small children this may not be an acceptable option. So if you choose this option and need a fully enclosed fence, your options are limited and sometimes very costly. You must be aware of your local code restrictions because of the excessive height and spacing changes in some of the areas of the fence.



#### **Racked Fences**

The way to match a fence to its slope is to rack it. The racking method means adjusting the fence's rails so that it matches the slope beneath it while the pickets and posts remain vertical. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.

Gunnett, Julie

8517 HUNTERS FORK LOOP,

Sun city center, FL 33573

May 07, 2025

**Tomas Tatis** 

Fence Outlet Tampa

May 07, 2025

#### Appendix A

ID: 00244543 - Gunnett, Julie Submit On: May 07, 2025 - Tampa



#### **Tampa**

#### **Contract Clause**

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract, you give us the permission to send text messages to the mobile number listed.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, however, unless the Sprinkler Assurance Plan has been agreed to, Fence outlet is not responsible for any sprinklers or other unmarked buried lines or objects.

Payment is due at the time of completion of work, and a finance charge of 1 ½ % per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 50% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Gunnett, Julie

Juney

8517 HUNTERS FORK LOOP.

Sun city center, FL 33573

May 07, 2025

Tomas Tatis

Fence Outlet Tampa

May 07, 2025

Page 9 of 14

#### Appendix B

ID: 00244543 - Gunnett, Julie Submit On: May 07, 2025 - Tampa



#### **Tampa**

#### **Pre-Installation Checklist**

Thank you for choosing Fence Outlet to perform your fence project. There are many key items to consider before the installation of your fence.

#### 1. Homeowner's Association:

I understand that Fence Outlet will assist me in filling out the HOA Fence application and supply necessary documentation (marked property survey, photos of future fence, and copy of the contract with description of future fence) but I am <u>solely</u> responsible for submitting the application and providing Fence Outlet with the HOA decision/approval Letter once I receive it.

#### 2. Underground Utilities/Sprinklers:

Fence Outlet will contact the needed locate service to detect underground lines. This will locate gas, cable, electric and phone lines that have been installed by the utility companies. These lines will be notated through the use paint and flags. Any lines not installed by those companies will not be detected. i.e. septic tank/lines, pool piping, sprinkler lines/systems, private gas lines or any other line installed by others. Also, locate companies do not mark water lines that run from the meter to the house. For this reason, *Fence Outlet* is not responsible for these items.

#### 3. Change Orders:

Fence Outlet understands that sometimes changes must be made to the contract prior to the installation of the fence. Due to fabrication times, we request any changes be made a minimum of 5 business days before install. Any changes made after 5 days prior will incur a fee of \$350.00 plus any costs for the changes in materials and/or labor.

#### 4. Trees/Bushes/Hedges/Plants:

Ultimately, it is the customer's responsibility to clear the fence line. Fence Outlet can trim some small items such as small bushes, hedges and plants at a rate of \$95.00/hour. The site is considered a construction site. While Fence Outlet will make every effort to not disturb any existing flowers or bushes, we cannot guarantee that no damage will occur.

#### 5. Payment:

Fence Outlet requests 1/2 down on every new fence project. Forms of payment that will be received are cash, check or credit cards. All major credit cards are accepted. Final payment is due upon the completion of the fence project. For repairs, full payment of repair costs is required prior to the commencement of the repair work. Please sign the completion form and provide the final payment, along with any upfront repair costs, to the foreman at the job site upon the completion of the fence. By signing this agreement, you consent to securely storing your credit card information in accordance with PCI compliance rules for the remaining balance due.

#### 6. Financing:

Fence Outlet utilizes <u>Launch Credit Union</u> and <u>GreenSky Financial</u> to provide financing options for your fence project. All original documents are required throughout the process. An application for credit and a retail agreement form will be required before the installation of your fence. If these items are not provided before install, your project will be postponed until received. At the completion of your fence project, you will be asked to sign a completion form stating the fence project is complete and to your satisfaction.

#### 7. Verbal Commitments:

Verbal commitments are not contractual and will not be handled as such. If your estimator has promised you something that is not on the contract, it will not be completed. Please verify that all items discussed are on the contract in order for it to be completed correctly.

#### 8. Install date:

Once all the needed paperwork for your fence project is processed, you will receive a phone call with an install date. The required items are a signed contract, a deposit, any finance paperwork needed, any permit paperwork needed, the permit, HOA approval, this signed checklist and a copy of your property survey. You don't have to be present for the installation; however please be available by phone if we need to communicate with you.

Allow us 2-3 days for install weather permitting.

#### 9. Pool Code:

There are certain requirements if you have or are planning on having a pool with no screen enclosure. For a fence to meet pool code: The gates must swing out, have self closing hinges and the latches must be placed at 54" or higher. Certain styles of fence do not meet pool code due to height requirements and picket spacing. Please consult with your estimator to the styles that do/do not meet pool code.

#### 10. Property Survey:

A property survey or location of property pins is required for every fence project. This ensures that the fence will be installed properly on the correct property lines. If a property survey is not available, a survey can be provided to you for a cost. If locating property pins is the only service needed, then the pins can be located for a cost. Jobs that require a permit will require a property survey.

#### 11. Permits:

Many jobs require a permit to be obtained in order to begin your fence project. *Fence Outlet* will gladly obtain the permit for fence jobs. However, some items and processes will be needed in order to correctly complete the permit process. First, we will need a copy of your property survey. Secondly, if your project is \$2,500.00 or greater, it will require a notarized notice of commencement. *Fence Outlet* will post the permit on the job site. Upon completion of the fence project, we will call in an inspection. Please leave the permit posted until the inspection is performed and then retain for your records. If permit is removed prior to inspection, customer will be responsible for any and all fees associated with the re-inspection. **Special order materials are not ordered and timing doesn't start until both HOA and permit are approved.** 

#### 12. Property Lines:

It is always Fence Outlet's intention to install to the property line. It is company policy not to install any fence off the property line. Any request to install off the customers property will be denied unless there is a written permission given from the encroached property.

#### 13. Personal Information:

Fence Outlet does not sell any personal information to outside sources; however, we would like to obtain a minimum of two phone numbers and an email address from each customer. Having multiple means of contact with each customer will ensure proper communication.

#### 14. Additional Materials:

In anticipation of changes or unforeseen circumstances Fence Outlet almost always sends additional materials on our installations. I understand that Fence Outlet will install my fence per contract and that there may be additional materials leftover and those materials belong to Fence Outlet.

#### 15. Mission:

It is *Fence Outlet's* goal to provide the highest quality products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible. This checklist aids in keeping pricing down and providing a seamless installation.

Notice to Consumer: When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer(EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from \$0.01-\$50.00 = \$25.00 fee; Checks from \$50.01-\$300.00 = \$30.00 fee; Checks for \$300.01 & over = the greater of \$40.00 or 5% of the face amount of the check.

I have read and understand the above statements.

Gunnett, Julie

8517 HUNTERS FORK LOOP,

Sun city center, FL 33573

May 07,2025

Tomas Tatis

Mr

Fence Outlet Tampa

May 07,2025

#### Appendix C

ID: 00244543 - Gunnett, Julie Submit On: May 07, 2025 - Tampa



#### **Tampa**

#### Sprinkler Assurance Plan

It is Fence Outlet's goal to provide the highest quality service and products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible.

Therefore, we are offering you the option to purchase a Sprinkler Assurance Plan.

Fence Outlet understands that though we are not responsible for damage to private lines such as sprinklers (as stated on The Contract) from time to time damage to them cannot be avoided.

This plan is optional. If you choose to purchase this plan, a Non-Refundable fee of \$60 will be added to the price of your fence proposal.

This plan assures you, the customer, that if a sprinkler is damaged during the installation of your fence; Fence Outlet will be responsible for repairing the broken line. All claims must be made within 30 days of your fence installation.

Please select one of the following options:

I choose to purchase the Sprinkler Assurance Plan. I understand that the \$60 fee is a Non-Refundable fee and if any sprinklers are damaged due to the fence installation, Fence Outlet will be responsible for having them repaired. The customer understands that the Sprinkler Assurance Plan only covers breaks and does not cover moving perfectly good lines during or after installation is finished. The process of moving perfectly good lines with no breaks is the sole responsibility of the customer. The customer and Fence Outlet Representative have discussed this plan in detail and have inspected the irrigation system fully and have verified that all zones are in working order.

No Sprinkler system present.

I decline the Sprinkler Assurance plan and assume the full responsibility for the repair of any damaged sprinkler lines resulting from the fence installation with Fence Outlet. I understand that the Sprinkler Assurance Plan cannot be purchased after the contract has been executed.

Gunnett, Julie

8517 HUNTERS FORK LOOP,

Sun city center, FL 33573

May 07, 2025

**Tomas Tatis** 

Fence Outlet Tampa

May 07, 2025

#### LABOR GUARANTEE

If the workmanship of any installation arranged by FENCE OUTLET proves at fault within 1 year from date of this invoice, FENCE OUTLET will upon notice from you, cause such fault to be corrected at no additional cost to you.

**INSTALLATION:** It is understood that FENCE OUTLET will only supply material and that by acceptance of this proposal you authorize FENCE OUTLET to arrange with a contractor licensed as required to do the installation you authorize FENCE OUTLET:

- 1. To issue to contractor a copy of the attached specifications.
- 2. To inspect the installations upon completion if it is considered necessary.
- 3. To pay the contract his charge for such installation upon your signature below establishing that the installation has been satisfactorily completed.
- 4. You agree to pay the amount specified here in which will cover the price of said materials and the installation charges.

This estimate is based on a completed job and any surplus material remains the property of FENCE OUTLET. No credit shall be due the customer in return of such material. There shall be no liability for delays of or filure to complete, deliver, or install materials arising from any or all cause beyond our control.

Any changes made by you to the job specification necessitating additional materials or labor shall not be included or covered by this proposal, but shall be provided for under a separate and additional orders from you.

This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto. Any verbal understanding or agreement with a representative of FENCE OUTLET shall not be binding unless set forth herein.

#### **NOTICE TO OWNER**

Under the law, any contractor, subcontractor, material supplier or other entity or person who provides improvement to your real property, who is not paid for the labor, services or materials supplied has a right to enforce a claim for the same against your property (even though you did not contract directly with such person). Under the law, there are one or more steps you may take in correction herewith. It is up to you to review the law and decide whether you want to take these precautions. You should consult your attorney if you have any questions.

#### **CONTRACTOR: WAIVER AND RELEASE OF LIEN**

Upon request by the customer, FENCE OUTLET will provide a Waiver and Release of Lien. Please contact the Accounting Department at the FENCE OUTLET branch listed on your contract to request a Waiver and Release of Lien. Please note that a Final Release of Lien will not be issued until the contract is paid in full.

# SECTION XI Subsection E

Community Development District

Approved Proposed Budget FY 2026



## Cypress Creek of Hillsborough County Community Development District

#### **Table of Contents**

	<u>Pages</u>
General Fund	1-2
General Fund Narrative	3-11
Capital Reserve	12
Debt Service Series 2015A-1	13
Amortization Schedule Series 2015A-1	14
Debt Service Series 2017A	15
Amortization Schedule Series 2017A	16-17
Assessment Per Unit Table	18

#### Community Development District General Fund Adopted Operating Budget

		Adopted Budget FY 2025		Actuals Thru 6/30/25		Projected Next 3 Months		Total Projected 9/30/25		Proposed Budget FY 2026
Revenues										
Maintenance Assessments- Tax Roll	\$	1,641,584	\$	1,646,555	\$	-	\$	1,646,555	\$	1,824,115
Rental Revenue Interest Income/Miscellaneous Income	\$ \$	500 100	\$ \$	350 16,464	\$ \$	300 1,500	\$ \$	650 17,964	\$ \$	500 100
Total Revenue	\$	1,642,184	\$	1,663,369	\$	1,800	\$	1,665,169	\$	1,824,715
Expenditures										
<u>Administrative</u>										
Supervisor Compensation	\$	10,000	\$	7,246	\$	3,000	\$	10,246	\$	10,000
Payroll Taxes	\$	918	\$	597	\$	230	\$	826	\$	918
Payroll Services	\$	741	\$	343	\$	185	\$	528	\$	741
Engineering Services	\$	5,000	\$	2,391	\$	2,500	\$	4,891	\$	5,000
Dissemination Agent	\$	3,392	\$	2,544	\$	500	\$	3,044	\$	2,000
Arbitrage	\$	1,200	\$	-	\$	1,200	\$	1,200	\$	1,200
Attorney Fees	\$	36,000	\$	17,511	\$	5,837	\$	23,348	\$	20,000
Annual Audit	\$	3,600	\$	3,600	\$	-	\$	3,600	\$	3,700
Trustee Fees	\$	9,644	\$	6,052	\$	3,592	\$	9,644	\$	9,734
Meeting Room Rental	\$	1,100	\$	800	\$	300	\$	1,100	\$	1,100
Management Consulting Services	\$	33,390	\$	25,042	\$	6,050	\$	31,092	\$	24,200
Administrative Fees	\$	6,678	\$	5,013	\$	1,100	\$	6,113	\$	4,400
Accounting Services	\$	13,913	\$	10,431	\$	5,500	\$	15,931	\$	22,000
		13,913	\$ \$	10,431	\$			13,931		,
Finance and Revenue Collections	\$	- -	-	- -		-	\$		\$	4,400
Assessment Roll	\$	5,000	\$	5,000	\$	- 150	\$	5,000	\$	5,000
Other Current Charges	\$	500	\$	2,119	\$	150	\$	2,269	\$	500
Postage	\$	1,000	\$	578	\$	193	\$	771	\$	1,000
Office Supplies	\$	1,000	\$	-	\$	210	\$	210	\$	1,000
Legal Advertising	\$	5,000	\$	742	\$	1,500	\$	2,242	\$	5,000
Insurance (Liability, Property, & Casualty)	\$	89,956	\$	43,254	\$	14,418	\$	57,672	\$	103,449
Dues, License, & Subscriptions	\$	175	\$	175	\$	-	\$	175	\$	175
Information Technology	\$	1,475	\$	1,106	\$	300	\$	1,406	\$	1,200
Website Setup & Administration	\$	2,615	\$	2,019	\$	646	\$	2,665	\$	2,615
Administration Subtotal	\$	232,296	\$	136,563	\$	47,410	\$	183,974	\$	229,333
Field Operations										
Field Management	\$	20,591	\$	15,443	\$	3,900	\$	19,343	\$	15,600
Electric Services	\$	10,000	\$	8,679	\$	2,893	\$	11,572	\$	11,400
Streetlights	\$	200,000	\$	147,133	\$	49,044	\$	196,178	\$	206,000
Lake/Pond Maintenance	\$	22,909	\$	17,563	\$	5,955	\$	23,518	\$	23,820
Mitigation Monitoring	\$	3,200	\$	5,900	\$	1,600	\$	7,500	\$	5,100
Landscape Maintenance	\$	374,980	\$	281,235	\$	93,744	\$	374,979	\$	354,423
Irrigation Maintenance & Repair	\$	20,000	\$	6,375	\$	2,125	\$	8,500	\$	10,000
Field Repairs and Maintenance	\$	35,000	\$	30,530	\$	10,177	\$	40,707	\$	35,000
Landscape Replacement	\$	45,000	\$	12,320	\$	15,000	\$	27,320	\$	45,000
Pet Waste Removal Services	\$	8,637	\$	10,213	\$	3,360	\$	13,573	\$	13,440
	э \$	•				3,300				•
Holiday Lighting & Décor		10,000	\$	7,286	\$	2 500	\$	7,286	\$	7,000
Power Washing	\$	10,000	\$	4,566	\$	2,500	\$	7,066	\$	10,000
Water Management District Reporting/Monitoring Contingency	\$ \$	2,898 20,000	\$ \$	2,174 3,350	\$ \$	726 2,500	\$ \$	2,900 5,850	\$ \$	2,904 65,817
Total Field	\$	783,214	\$	552,767	\$	193,524	\$	746,292	\$	805,504

#### Community Development District General Fund Adopted Operating Budget

		Adopted Budget FY 2025		Actuals Thru 6/30/25		Projected Next 3 Months		Total Projected 9/30/25		Proposed Budget FY 2026
Amenity Center:										
Amenity Management	\$	350,000	\$	262,500	\$	52,133	\$	314,633	\$	208,533
Security Patrolling	\$	88,159	\$	58,317	\$	20,983	\$	79,300	\$	88,159
Closed Circuit Cameras	\$	6,768	\$	8,714	\$	2,400	\$	11,114	\$	6,768
Emergency Phone & PA System	\$	2,010	\$	1,035	\$	300	\$	1,335	\$	2,010
Internet	\$	6,048	\$	4,638	\$	1,546	\$	6,184	\$	6,180
Utility- Electric Services	\$	25,000	\$	15,512	\$	5,171	\$	20,683	\$	25,000
Utility-Water & Sewer	\$	20,000	\$	7,275	\$	2,425	\$	9,700	\$	15,000
Pest Control	\$	3,000	\$	2,366	\$	789	\$	3,155	\$	3,390
Amenity Repairs & Maintenance	\$	9,000	\$	17,504	\$	2,500	\$	20,004	\$	9,000
Pool Service Contract	\$	34,800	\$	33,070	\$	12,600	\$	45,670	\$	41,940
Pool Maintenance & Repairs	\$	1,500	\$	2,502	\$	1,500	\$	4,002	\$	1,500
Furniture Repairs	\$	5,000	\$	-	\$	1,500	\$	1,500	\$	5,000
Refuse Service	\$	12,336	\$	9,978	\$	3,326	\$	13,304	\$	13,570
Janitorial Services	\$	15,000	\$	10,345	\$	3,448	\$	13,793	\$	15,000
Event Planning	\$	10,000	\$	5,264	\$	4,736	\$	10,000	\$	10,000
Dues, License, & Subscriptions	\$	825	\$	825	\$	-	\$	825	\$	825
Contingency	\$	5,000	\$	6,306	\$	1,000	\$	7,306	\$	15,500
Total Amenity Center	\$	594,446	\$	446,151	\$	116,357	\$	562,508	\$	467,374
Total Expenditures	\$	1,609,956	\$	1,135,481	\$	357,292	\$	1,492,773	\$	1,502,212
Operating Income (Loss)	\$	32,228	\$	527,888	\$	(355,492)	\$	172,397	\$	322,503
Other Sources/(Uses)										
Interfund Transfer Out- Capital Reserve	\$	(32,228)	\$	-	\$	(32,228)	\$	(32,228)	\$	(322,503)
Total Other Sources/(Uses)	\$	(32,228)	\$		\$	(32,228)	\$	(32,228)	\$	(322,503)
Total Other Sources/ (USES)	Ф	(32,220)	Þ	-	Þ	(32,220)	Þ	(32,420)	Þ	[344,303]
Excess Revenues/ (Expenditures)	\$	-	\$	527,888	\$	(387,719)	\$	140,169	\$	-

	Net			Net	Gross		
Units	As	ssessments		Per Unit		Per Unit	
250	\$	120,391.60	\$	481.57	\$	512.30	
960	\$	822,675.84	\$	856.95	\$	911.65	
822	\$	881,047.55	\$	1,071.83	\$	1,140.25	
2032	\$1,	824,114.99					
	250 960 822	250 \$ 960 \$ 822 \$	Units         Assessments           250         \$ 120,391.60           960         \$ 822,675.84           822         \$ 881,047.55	Units         Assessments           250         \$ 120,391.60         \$           960         \$ 822,675.84         \$           822         \$ 881,047.55         \$	Units         Assessments         Per Unit           250         \$ 120,391.60         \$ 481.57           960         \$ 822,675.84         \$ 856.95           822         \$ 881,047.55         \$ 1,071.83	Units         Assessments         Per Unit           250         \$ 120,391.60         \$ 481.57         \$           960         \$ 822,675.84         \$ 856.95         \$           822         \$ 881,047.55         \$ 1,071.83         \$	

Adopted FY25				posed FY26	\$ N	let Increase/	% Net Increase/		
Development	Ne	t Per Unit	Ne	et Per Unit		(Decrease)	(Decrease)		
Townhomes	\$	433.38	\$	481.57	\$	48.19	11%		
40' Single Family	\$	771.20	\$	856.95	\$	85.75	11%		
50' Single Family	\$	964.58	\$	1,071.83	\$	107.25	11%		

#### Community Development District General Fund Budget

#### Revenues:

#### **Maintenance Assessments**

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

#### Rental Revenue

Represents income from residents to rent the clubhouse.

#### Administrative Expenditures:

#### Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for one meeting per month with allowance for additional meetings, if needed.

#### Payroll Taxes

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

#### **Payroll Services**

Represents fee to Innovative Payroll Solutions for administration of pay and benefits.

#### **Engineering Services**

The District's engineer, Stantech Consulting Services, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

#### **Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

#### Arbitrage

The District is required to have an arbitrage rebate calculation on the District's Series 2015A-1 Capital Improvement Revenue & Refunding Bonds and Series 2017A Capital Improvement Bonds.

#### Community Development District General Fund Budget

#### **Attorney Fees**

The District's legal counsel, Persson, Cohen, & Mooney, P.A, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

#### **Annual Audit**

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

#### Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2015A-1 Capital Improvement Revenue & Refunding Bonds and Series 2017A Capital Improvement Bonds.

#### **Meeting Room Rental**

Annual room rental costs to host the monthly BOS Meetings.

#### **Management Consulting Services**

The District has contracted with Rizzetta & Company to provide District Management Services for the District in accordance with the Management Agreement. The services include, but are not limited to, conducting monthly board meetings, annual budget preparation, recruiting, hiring, and training of all amenity employees, annual written reviews and other management services.

#### **Administrative Fees**

The District has contracted with Rizzetta & Company to provide Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, advertise of monthly board meetings, recording and transcription of board meetings, preparation of agendas, and other administrative services.

#### **Accounting Services**

The District has contracted with Rizzetta & Company to provide Accounting Services for the District in accordance with the Management Agreement. The services include, but are not limited to, annual budget preparation, monthly financial preparation, assisting with annual audit, submit approved invoices to Manager on weekly basis, and additional accounting services.

#### Assessment Roll

The District has contracted with Rizzetta & Company to prepare the annual assessment roll.

#### **Other Current Charges**

Bank charges and any additional miscellaneous expenses that are incurred during the year.

#### Community Development District General Fund Budget

#### **Postage**

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

#### Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty provided by EGIS Risk Advisors.

#### Dues, License, & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

#### **Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services, and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Field Expenditures:

#### Field Management

The District has contracted with Rizzetta & Company to provide Field Services for the District in accordance with the Management Agreement. The services include, but are not limited to, managing all maintenance contracts, site visits to the District, monthly operations reports of the District, and administration of all maintenance and operations.

#### **Electric Services**

The District has accounts with Tampa Electric Company to provide electricity.

#### Community Development District General Fund Budget

#### **Streetlights**

The District has accounts with Tampa Electric Company to provide electricity to the streetlights. The District currently has 320 lighting fixtures.

#### Lake & Pond Maintenance

The District is in contract with Solitude Lake Management to provide monthly lake and pond maintenance. The contract covers maintenance for 20 waterways with in the District and monthly inspection reports.

#### **Mitigation Monitoring**

Represents the monitoring of wetlands and mitigation areas required by SFWMD.

#### Landscape Maintenance

The District is in contract with Getz Outdoor to provide landscape maintenance. The services include but are not limited to basic landscaping services, fertilization, mulching, tree planting.

#### <u>Irrigation Maintenance & Repairs</u>

Estimated expenditures to inspect the irrigation system and provide any necessary repairs.

#### Landscape Replacement

Estimated expenditures for miscellaneous plant materials outside of the landscaping contract to provide annuals and mulch.

#### Field Repairs and Maintenance

Estimated expenditures for all field repairs and maintenance. These expenses include but are not limited to entry & wall repairs, gate repairs, maintenance supplies, sidewalk repairs, etc.

#### Pet Waste Removal Services

The District is contracted with Poop 911 to remove pet waste from around the District on a monthly basis. The service includes pet waste removal, replacement of can liners and disposal for 19 stations and 13 trash cans.

#### Holiday Lighting & Décor

Any costs related to props used to decorate the District for the holiday seasons.

#### **Power Washing**

Estimated annual costs for power washing around the District. Areas include sidewalks, buildings and Amenity Center.

#### Community Development District General Fund Budget

#### Water Management District Reporting/Monitoring

Estimated cost for District to receive monthly water management reporting from BCI Entities.

#### **Contingency**

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

#### Amenity Expenditures:

#### **Amenity Management**

The District has contracted with Rizzetta & Company to provide Amenity Management Services for the District in accordance with the Amenity Agreement.

#### Security Patrolling

The District is in contract with Signal 98 for a dedicated vehicle for 56 hours a week, holiday rates apply.

#### **Access Control**

The District is in contract with Complete I.T to provide access control solutions. The services include, not are not limited to, gate access control system, remote camera monitoring, and communications.

#### **Emergency Phone & PA System**

The District is in contract with Complete I.T to provide an emergency phone line and PA system for the community pools. This will allow the residents to press an emergency call box button if needed and also provide a PA system with 2 way communication.

#### <u>Internet</u>

The District has an account with Spectrum to provide phone and internet for the Amenity Center.

#### **Electric Services**

The District has accounts with Tampa Electric Company to provide electricity to the Amenity Center.

#### Water & Sewer

The District has accounts with Hillsborough County Utilities to provide water to the three Amenity pools.

#### Pest Control

Monthly pest elimination provided by All American Lawn & Tree Specialist Inc.

### Community Development District General Fund Budget

#### **Amenity Repairs & Maintenance**

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year at the Amenity Center. These repairs include but are not limited to furniture repairs, keypad maintenance, additional trash pick up, etc.

#### **Pool Service Contract**

The District is in contract with Suncoast Pool to perform monthly cleaning and chemical services to the three amenity pools.

#### Refuse

Estimated costs for trash and refuse services to empty dumpster(s) twice weekly by Waste Management

#### **Janitorial Services**

The District is in contract with JNJ Cleaning Services LLC to provide monthly janitorial services at the amenity center and trash pick up of the grounds.

#### **Event Planning**

Represents monthly events and organized functions provided for all residents of the District. The amount includes estimated costs for supplies, entertainment, catering, etc.

#### Dues, License, & Subscriptions

Represents pool permits for three Amenity pools.

#### **Contingency**

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

# Cypress Creek of Hillsborough County Community Development District

# Community Development District Capital Reserve Fund Adopted Budget

Revenues	Adopted Budget FY 2025			Actuals Thru 6/30/25		rojected Next Months	Total Projected 9/30/25			Adopted Budget FY 2026
Interest Earnings	\$	3,607	\$	9	\$	10	\$	19	\$	100
Interfund Transfer In- General Fund Carry Forward Surplus	\$ \$	32,228 128,872	\$ \$	- 128,665	\$ \$	32,228	\$ \$	32,228 128,665	\$ \$	322,503 98,390
<b>Total Revenues</b>	\$	164,707	\$	128,674	\$	32,238	\$	160,911	\$	420,994
Expenditures										
Capital Outlay	\$	62,521	\$	25,079	\$	37,442	\$	62,521	\$	175,796
Bank Fees	\$	-	\$	605	\$	350	\$	955	\$	800
Total Expenditures	\$	62,521	\$	25,079	\$	37,442	\$	62,521	\$	176,596
Excess Revenues/(Expenditures)	\$	102,186	\$	103,595	\$	(5,204)	\$	98,390	\$	244,398

#### Reserve Study Funding Plan (Next 5 Years)

				Planned	Budgeted	
	<b>Funding</b>	Interest	Expenses	Balance	Balance	Variance
Fiscal Year 2026	175,600	2,676	175,796	399,868	244,397.53	(155,470.47)
Fiscla Year 2027	181,700	4,598	13,376	469,922		
Fiscal Year 2028	188,100	5,404	451,221	436,863		
Fiscal Year 2029	194,700	5,024	31,199	605,388		

#### **Cypress Creek**

#### Community Development District Debt Service- Series 2015A-1

**Adopted Budget** 

		Adopted Budget FY 2025	Actuals Thru 6/30/25	rojected Next Months		Total Projected 9/30/25	Adopted Budget FY 2026
Revenues							
Special Assessments- Tax Roll (1)	\$	1,520,379	\$ 1,524,981	\$ -	\$	1,524,981	\$ 1,520,379
Interest Income	\$	100	\$ 38,778	\$ 7,500	\$	46,278	\$ 100
Carry Forward Surplus (2)	\$	520,182	\$ 534,505	\$ -	\$	534,505	\$ 570,776
Total Revenues	\$2	,040,661	\$ 2,098,264	\$ 7,500	\$	2,105,764	\$ 2,091,256
Expenditures							
<u>Series 2015A-1</u>							
Interest Expense 11/1	\$	359,994	\$ 359,994	\$ -	\$	359,994	\$ 341,147
Principal Expense 5/1	\$	815,000	\$ 815,000	\$ -	\$	815,000	\$ 855,000
Interest Expense 5/1	\$	359,994	\$ 359,994	\$ -	\$	359,994	\$ 341,147
Total Expenditures	\$1	,534,988	\$ 1,534,988	\$ -	\$	1,534,988	\$ 1,537,294
Excess Revenues/(Expenditures)*	\$	505,674	\$ 563,276	\$ 7,500	\$	570,776	\$ 553,962
* Excess Revenues needed to pay the 11/	1 Inter	est Payment			11/	1/26 Interest	\$ 321,375

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

 $\eqno(2) \ Net \ of \ Debt \ Service \ Reserve \ funds.$ 

		Gross	Gross
Land Use	Units	Per Unit	Assessments
Townhomes	250	\$434	\$108,600
Single Family 40'	928	\$772	\$716,667
Single Family 50'	821	\$965	\$792,158
Subtotal: Gross Assessn	nents		\$1,617,425
Less Discounts (6%)			(\$97,045)
Net Annual Assessmen	t		\$1,520,379

Cypress Creek
Community Development District

#### **Capital Improvement Revenue & Refunding Bonds, Series 2015A-1**

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
		•			
05/01/22	\$16,760,000	\$710,000	4.63%	\$411,678.13	
11/01/22				\$395,259.38	\$1,516,937.51
05/01/23	\$16,050,000	\$745,000	4.63%	\$395,259.38	
11/01/23				\$378,031.25	\$1,518,290.63
05/01/24	\$15,305,000	\$780,000	4.63%	\$378,031.25	
11/01/24				\$359,993.75	\$1,518,025.00
05/01/25	\$14,525,000	\$815,000	4.63%	\$359,993.75	
11/01/25				\$341,146.88	\$1,516,140.63
05/01/26	\$13,710,000	\$855,000	4.63%	\$341,146.88	
11/01/26				\$321,375.00	\$1,517,521.88
05/01/27	\$12,855,000	\$900,000	5.00%	\$321,375.00	
11/01/27				\$298,875.00	\$1,520,250.00
05/01/28	\$11,955,000	\$945,000	5.00%	\$298,875.00	
11/01/28				\$275,250.00	\$1,519,125.00
05/01/29	\$11,010,000	\$995,000	5.00%	\$275,250.00	
11/01/29				\$250,375.00	\$1,520,625.00
05/01/30	\$10,015,000	\$1,045,000	5.00%	\$250,375.00	
11/01/30				\$224,250.00	\$1,519,625.00
05/01/31	\$8,970,000	\$1,095,000	5.00%	\$224,250.00	
11/01/31				\$196,875.00	\$1,516,125.00
05/01/32	\$7,875,000	\$1,155,000	5.00%	\$196,875.00	
11/01/32				\$168,000.00	\$1,519,875.00
05/01/33	\$6,720,000	\$1,215,000	5.00%	\$168,000.00	
11/01/33				\$137,625.00	\$1,520,625.00
05/01/34	\$5,505,000	\$1,275,000	5.00%	\$137,625.00	
11/01/34				\$105,750.00	\$1,518,375.00
05/01/35	\$4,230,000	\$1,340,000	5.00%	\$105,750.00	
11/01/35				\$72,250.00	\$1,518,000.00
05/01/36	\$2,890,000	\$1,410,000	5.00%	\$72,250.00	
11/01/36				\$37,000.00	\$1,519,250.00
05/01/37	\$1,480,000	\$1,480,000	5.00%	\$37,000.00	
11/01/37					\$1,517,000.00
Total		\$ 16,760,000		\$ 7,535,791	\$ 24,295,791

# Cypress Creek Community Development District

#### **Debt Service- Series 2017A**

**Adopted Budget** 

	Adopted Budget FY 2025		Actuals Thru 5/30/25	ojected Next Months		Total Projected 9/30/25		Adopted Budget FY 2025
Revenues								
Special Assessments- Tax Roll	\$ 22,131	\$	22,198	\$ -	\$	22,198	\$	22,131
Assessments - Prepayment	\$ -	\$	3,682	\$ -	\$	-	\$	-
Interest Income	\$ 100	\$	2,020	\$ 1,000	\$	3,020	\$	100
Carry Forward Surplus (1)	\$ 18,421	\$	18,871	\$ -	\$	18,871	\$	22,889
<b>Total Revenues</b>	\$ 40,653	\$	46,771	\$ 1,000	\$	44,089	\$	45,120
Expenditures								
Series 2017A								
Interest-11/1	\$ 8,100	\$	8,100	\$ -	\$	8,100	\$	7,950
Interest 5/1	\$ 5,000	\$	5,000	\$ -	\$	5,000	\$	7,950
Principal-5/1	\$ 8,100	\$	8,100	\$ -	\$	8,100	\$	5,000
Total Expenditures	\$ 21,200	\$	21,200	\$ -	\$	21,200	\$	20,900
Excess Revenues/(Expenditures)	\$ 19,453	\$	25,571	\$ 1,000	\$	22,889	\$	24,220
(1) Net of Debt Service Reserve funds.					11/1	/26 Interest	\$	7,800
						Gross		Gross
			velopment	Units		Per Unit	As	sessments
		_	e Family 40'	 30		\$785		\$23,544
			otal: Gross Asse Discounts (6%	S				\$23,544 (\$1,413)
			annual Assessm					\$22,131

# **Cypress Creek**

# **Community Development District**

#### **Capital Improvement Revenue & Refunding Bonds, Series 2017A**

Period Ending	Principal Balance	Annual Principal	Interst Rate	Interest	Annual Debt
8					
11/01/22				\$8,400.00	\$21,950.00
05/01/23	\$280,000	\$5,000	6.00%	\$8,400.00	
11/01/23				\$8,250.00	\$21,650.00
05/01/24	\$275,000	\$5,000	6.00%	\$8,250.00	
11/01/24				\$8,100.00	\$21,350.00
05/01/25	\$270,000	\$5,000	6.00%	\$8,100.00	
11/01/25				\$7,950.00	\$21,050.00
05/01/26	\$265,000	\$5,000	6.00%	\$7,950.00	
11/01/26				\$7,800.00	\$20,750.00
05/01/27	\$260,000	\$10,000	6.00%	\$7,800.00	
11/01/27				\$7,500.00	\$25,300.00
05/01/28	\$250,000	\$10,000	6.00%	\$7,500.00	
11/01/28				\$7,200.00	\$24,700.00
05/01/29	\$240,000	\$10,000	6.00%	\$7,200.00	
11/01/29				\$6,900.00	\$24,100.00
05/01/30	\$230,000	\$10,000	6.00%	\$6,900.00	
11/01/30				\$6,600.00	\$23,500.00
05/01/31	\$220,000	\$10,000	6.00%	\$6,600.00	
11/01/31				\$6,300.00	\$22,900.00
05/01/32	\$210,000	\$10,000	6.00%	\$6,300.00	
11/01/32				\$6,000.00	\$22,300.00
05/01/33	\$200,000	\$10,000	6.00%	\$6,000.00	
11/01/33				\$5,700.00	\$21,700.00
05/01/34	\$190,000	\$10,000	6.00%	\$5,700.00	
11/01/34				\$5,400.00	\$21,100.00
05/01/35	\$180,000	\$10,000	6.00%	\$5,400.00	
11/01/35				\$5,100.00	\$20,500.00
05/01/36	\$170,000	\$10,000	6.00%	\$5,100.00	
11/01/36				\$4,800.00	\$19,900.00
05/01/37	\$160,000	\$15,000	6.00%	\$4,800.00	
11/01/37				\$4,350.00	\$24,150.00
05/01/38	\$145,000	\$15,000	6.00%	\$4,350.00	
11/01/38				\$3,900.00	\$23,250.00
05/01/39	\$130,000	\$15,000	6.00%	\$3,900.00	
11/01/39				\$3,450.00	\$22,350.00
05/01/40	\$115,000	\$15,000	6.00%	\$3,450.00	
11/01/40				\$3,000.00	\$21,450.00

# **Cypress Creek**

# **Community Development District**

#### **Capital Improvement Revenue & Refunding Bonds, Series 2017A**

Period	Principal	Annual			Annual
Ending	Balance	Principal	Interst Rate	Interest	Debt
05/01/41	\$100,000	\$20,000	6.00%	\$3,000.00	
11/01/41				\$2,400.00	\$25,400.00
05/01/42	\$80,000	\$20,000	6.00%	\$2,400.00	
11/01/42				\$1,800.00	\$24,200.00
05/01/43	\$60,000	\$20,000	6.00%	\$1,800.00	
11/01/43				\$1,200.00	\$23,000.00
05/01/44	\$40,000	\$20,000	6.00%	\$1,200.00	
11/01/44				\$600.00	\$21,800.00
05/01/45	\$20,000	\$20,000	6.00%	\$600.00	
11/01/45					\$20,600.00
Total		\$ 290,000		\$ 279,900	\$ 561,200

# SECTION XII Subsection D-1

Amenity Manager's Report July 22, 2025



**GMS – Governmental Management Services** 

To: The Board of Supervisors.

#### From:

#### Marisa Medrano

**Cypress Creek Amenity Manager.** 

RE: Cypress Creek Amenity Management Report – As of July 22, 2025.

The following is a summary of events and items related to the amenity management and maintenance management of Cypress Creek CDD.

# General Information

# **Center Attendance:**

• In the month of April there were 925 unique users, not including any guests they may have brought.

# **New Updates/Events at Cypress Creek:**

- We have experienced a lot of lightning and rain this month. We've been diligently monitoring the weather conditions for everyone's safety.
- We always have the pleasure of welcoming new residents to the community and assisting them with their key fobs.
- The pool vender, Aqua Century, has maintained being on-site regularly to ensure that the pool chemicals are stable for usage.

This report completes the active updates and events taking place within the community.

# **Conclusion:**

For any questions or comments regarding the above information on any past events or information please reach out to Dreama Long, Assistant Director of Amenity Services- dlong@gms-tampa.

Respectfully,

Marisa Medrano Cypress Creek Manager — manager@cypresscreekcdd.com

# SECTION XII Subsection E-1

# Cypress Creek of HC CDD

Field Management Report



June 22<sup>nd</sup>, 2025 Joel Blanco Field Manager GMS

# Completed

# Maintenance Repairs – Throughout the District

- Maintenance staff has completed several repairs throughout the district.
- Staff removed tree roots underneath a sidewalk inside the Cypress – Main amenity and repoured the concrete slab.
- ♣ Staff installed (6) panels of almond fencing on Cypress Creek Blvd. bordering the resident who install fencing onto his property line.
- ♣ Staff reinstalled fallen fence slats and top rails in The Orchids (next to the mailbox area and on the outside perimeter on NE 16<sup>th</sup>.)
- Staff started pressure washing the exterior fences on Cypress Creek Blvd. and Little Elk.



# Site Item

# Fencing Behind 10239 Geese Trail Cir.

- ♣ Field Staff has been in contact with the resident residing in 10239 Geese Trail Cir., resident had the CDD fence backing their home dislodged with their dividing fence.
- ♣ Staff has assisted with straightening the post on several occasions, but the cause of the post dislodging is due to the excessive dirt and root system by the neighbor. This was communicated to the resident. Neighbor has since moved his fruit trees, but the dirt persists.
- Resident is requesting new posts and bottom rail in hopes that the dividing fence is flushed with the CDD fence.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at <a href="mailto:jblanco@gmscfl.com">jblanco@gmscfl.com</a>. Thank you.

Respectfully,

Joel Blanco

# SECTION XIII Subsection A-1

# **Cypress Creek of Hillsborough County**

Community Development District
Check Register Summary & ACH Debit Summary
June 1, 2025 through June 30, 2025

Fund	Date	Check #'s/Vendor		Amount
		<u>Check Register</u>		
General Fund- Reg		1205 1215	ф	42 (72 (7
	6/4/25	1205-1215	\$	43,672.67
	6/17/25	1216-1220	\$	8,882.22
	6/30/25	1221-1227	\$	72,985.17
			\$	-
		Subtotal General Fund	\$	125,540.06
Capital Reserve Fi	und-Regions			
Capital Reserve 1	ana negions		\$	-
		Subtotal Capital Reserve Fund	\$	-
Total Check Reg	ister		\$	125,540.06
Total check heg	13101		Ψ	123,310.00
		ACH Debit		
General Fund- Reg	gions (GMS Op	perating)		
	6/6/25	Hillsborough County BOCC	\$	138.85
	6/6/25	Hillsborough County BOCC	\$	738.71
	6/12/25	Spectrum	\$ \$ \$ \$ \$	150.00
	6/17/25	Waste Management	\$	280.46
	6/17/25	Waste Management	\$	902.55
	6/20/25	Department of Health	\$	275.35
	6/20/25	TECO ACT#5426	\$	2,425.23
	6/20/25	TECO ACT#4828	\$	11,622.99
	6/20/25	Spectrum	\$	150.00
	6/20/25	Spectrum	\$	150.00
	6/30/25	S2 Hr Solutions	\$	2,632.60
	6/30/25	TECO ACT#2990	\$	725.87
	6/30/25	TECO ACT#3838	\$	21.84
	6/30/25	TECO ACT#4406	\$	817.84
	6/30/25	TECO ACT#4620	* \$ \$ \$ \$ \$ \$ \$ \$	1,902.83
	6/30/25	TECO ACT#0122	\$	113.91
	6/30/25	TECO ACT#3580	\$	323.94
	6/30/25	TECO ACT#1182	\$	111.74
	6/30/25	TECO ACT#4034	\$	92.46
	6/30/25	TECO ACT#4265	\$	145.58
	6/30/25	TECO ACT#9029	\$	348.95
	6/30/25	TECO ACT#4697	\$	457.25
Total ACH Debit			\$	24,528.95
Total Check Reg	ister & ACH F	)ehit	\$	150,069.01
1 Juli Greek Reg	LUCI CE AUII L	CDIL	Ψ	100,007.01

AP300R YEAR-TO-DAT	E ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN	7/15/25	PAGE	1
*** CHECK DATES 06/01/2025 - 06/30/2025 ***	CYPRESS CREEK GENERAL FUND				

CHECK DATES		BANK A REGIONS BANK			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/04/25 00159	5/31/25 S8GQ16Z- 202506 330-57200- POOL MAINTENANCE JUN25	-46700	*	4,200.00	
	FOOL MAINTENANCE JUN23	BL POOLS, LLC			4,200.00 001205
6/04/25 00164	6/01/25 168 202506 320-57200- WUP REPORTING JUN25		*	241.50	
		BALLENGER LANDCARE INC			241.50 001206
6/04/25 00113	5/20/25 27081 202505 320-57200-	-47100		31,248.33	
	MAY LANDSCAPE MAINTENANCE	CARDINAL LANDSCAPING SERVICES			31,248.33 001207
6/04/25 00136	6/01/25 16662 202506 320-57200-	-34500	*	799.50	
	BRIVO ONAIR DATA JUN25	COMPLETE I.T. SERVICE & SOLUTIONS	}		799.50 001208
6/04/25 00094	/04/25 00094 5/02/25 CL-1019 202504 320-57200-	-46005	*	175.00	
	FOUNTAIN CLEANING	FLORIDA FOUNTAINS & EQUIPMENT, LI	JC		175.00 001209
6/04/25 00137	6/04/25 00137 4/24/25 0553 202505 330-57200-		*	1,105.00	
	JANITORIAL SRVC MAY25	JNJ CLEANING SERVICES LLC			1,105.00 001210
6/04/25 00064	6/02/25 6033 202505 310-51300-	-31500	*	2,310.00	
	ATTORNEY FEES MAY25	PERSSON, COHEN & MOONEY, P.A			2,310.00 001211
6/04/25 00179	6/01/25 1002 202506 320-57200-	-48100	*	1,120.00	
	JUNE PET WASTE MANAGEMEN	POO BE GONE			1,120.00 001212
6/04/25 00038	6/02/25 PSI17554 202506 320-57200-	-46100	*	1,985.42	
	LAKE MAINTENANCE JUN25	SOLITUDE LAKE MANAGEMENT LLC			1,985.42 001213
6/04/25 00012	5/28/25 05282025 202505 320-57200-		*	357.92	
	MAY ELECTRIC	TECO			357.92 001214
6/04/25 00069	6/01/25 47604 202506 310-51300-		*	130.00	
	COMMUNITYXS JUN25	VENTURESIN INCORPORATED			130.00 001215
6/17/25 00108	6/10/25 22758 202506 320-57200-			50.00	
	BACKFLOW PREVENTION	AFFORDABLE BACKFLOW TESTING			50.00 001216

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/15/25 PAGE 2
\*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* CYPRESS CREEK GENERAL FUND

CHECK DATES		BANK A REGIONS BANK			
CHECK VEND# DATE	DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/17/25 00136	10/01/24 740D5A2B 202410 330-57200- OCT EMERG PHONE & PA SYS	-34502	*	129.22	
	11/01/24 740D5A2B 202411 330-57200- NOV EMERG PHONE & PA SYS	-34502	*	129.22	
	12/01/24 740D5A2B 202412 330-57200-	-34502	*	129.22	
	DEC EMERG PHONE & PA SYS 2/01/25 740D5A2B 202502 330-57200-	-34502	*	129.49	
	FEB EMERG PHONE & PA SYS 3/01/25 740D5A2B 202503 330-57200-	-34502	*	129.49	
	MAR EMERG PHONE & PA SYS 4/01/25 740D5A2B 202504 330-57200-	-34502	*	129.67	
	APR EMERG PHONE & PA SYS 6/01/25 740D5A2B 202506 330-57200-	-34502	*	129.67	
	JUN EMERG PHONE & PA SYS				905.98 001217
6/17/25 00168	6/01/25 20247 202506 330-57200-	-46000	*	150.00	
	EMERGENCY CALL SYS JUN25	SAFETOUCH LLC			150.00 001218
6/17/25 00128	6/01/25 US 42450 202506 330-57200-	-34600	*	7,224.24	
	SECURITI PATROL JUN25	SIGNAL 88, LLC			7,224.24 001219
6/17/25 00110	6/08/25 41029-06 202506 310-51300 NTC OF SPECIAL MEET 6/17	-48000	*	552.00	
	NIC OF SPECIAL MEET 6/1/	TIMES PUBLISHING COMPANY			552.00 001220
6/30/25 00007	6/23/25 43115 202506 330-57200- PEST PREVENT JUN25 ORCHI	-43500	*	120.00	
	6/23/25 43117 202506 330-57200- PEST PREVENT JUN25 CC	-43500	*	120.00	
	PEST PREVENT JUNZS CC	ALL AMERICAN LAWN & TREE SPECIALIST			240.00 001221
6/30/25 00159	6/26/25 H10077 202506 330-57200-	-46800	*	128.00	
	REPLACED EQUIPMENT	BL POOLS, LLC			128.00 001222
6/30/25 00113	6/24/25 27130 202506 320-57200-	BL POOLS, LLC -47100	*	31,248.33	
		CARDINAL LANDSCAPING SERVICES			
	6/30/25 VOID 202506 000-00000- VOID CHECK			.00	
	VOID CHECK	*****INVALID VENDOR NUMBER*****			.00 001224

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/15/25 PAGE 3
\*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* CYPRESS CREEK GENERAL FUND

	В	BANK A REGIONS BANK			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME  VENDO	STATUS	AMOUNT	CHECK
6/30/25 00059	5/30/25 137 202505 320-57200-	46005	*	216.51	
	REINFORCE PAVERS 5/30/25 138 202505 320-57200-	46005	*	862.61	
	5/30/25 139 202505 320-57200-	46005	*	249.01	
	5/30/25 140 202505 320-57200-	46005	*	250.00	
	5/30/25 141 202505 320-57200-	46005	*	196.93	
	5/30/25 142 202505 320-57200-	46005	*	103.97	
	6/05/25 136 202506 310-51300-	34000	*	4,498.42	
	6/05/25 136 202506 320-57200- FIELD MANAGEMENT - JUNE 25	34100	*	1,715.92	
	6/05/25 136 202506 310-51300- WEBSITE ADMIN - JUNE 25	35200	*	135.45	
	6/05/25 136 202506 310-51300-	35100	*	122.92	
	6/05/25 136 202506 310-51300- DISSEM AGENT - JUNE 25	31300	*	282.67	
	6/05/25 136 202506 330-57200- AMENITY MANAGEMENT-JUNE25	34200	*	29,166.67	
	6/05/25 136 202506 330-57200- PROTECTION PLAN	49100	*	8.04	
	6/05/25 136 202506 330-57200- AMAZON- LAMINATOR	49100	*	59.88	
	6/05/25 136 202506 330-57200- AMZ-CLEAN/BULLETIN SUPP	49100	*	76.99	
	6/05/25 136 202506 330-57200- AMZ-MARKERS, FEBREEZE	49100	*	25.22	
	6/05/25 136 202506 320-57200- AMAZON- EVENT SUPPLIES	49400	*	45.52	
	6/05/25 136 202506 320-57200- BOUNCE HOUSE RENTAL	49400	*	1,282.25	
	6/05/25 136 202506 320-57200- AMAZON- EVENT SUPPLIES	49400	*	39.32	
	6/05/25 136 202506 330-57200- SPECTRUM- IPAD SERVICE X3	49100	*	69.00	
	6/05/25 136 202506 310-51300- POSTAGE	42000	*	26.54	
		GOVERNMENTAL MANAGEMENT SERVICES			39,433.84 001225
6/30/25 00137	6/23/25 0568 202506 330-57200- JANITORIAL SRVC JUN25	51200	*	1,505.00	
		JNJ CLEANING SERVICES LLC			1,505.00 001226

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTE *** CHECK DATES 06/01/2025 - 06/30/2025 *** CYPRESS CREEK GENERAL FUND BANK A REGIONS BANK	ER CHECK REGISTER	RUN 7/15/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK
6/30/25 00180 5/23/25 66837589 202505 330-57200-43500	*	130.00	
MAY PEST CONTROL CC 5/23/25 66837593 202505 330-57200-43500	*	80.00	
MAY PEST CONTROL CC 5/23/25 66837817 202505 330-57200-43500	*	110.00	
MAY PEST CONTROL ORCHIDS 5/23/25 66837821 202505 330-57200-43500	*	40.00	
MAY PEST CONTROL ORCHIDS 5/23/25 66837855 202505 330-57200-43500	*	70.00	
MAY PEST CONTROL MAPLES  MASSEY SERVICES			430.00 001227
TOTAL FOR E	BANK A	125,540.06	
TOTAL FOR F	REGISTER	125,540.06	

#### **Aqua Sentry**

13194 US Highway 301 S Suite 154 Riverview, FL 33578 US +18139432755 AquaSentryTampa@gmail.com



# **INVOICE**

**BILL TO** 

Cypress Creek 4350 Eagle Falls PI Tampa FLA 33619 USA INVOICE # S8GQ16Z-47DATE 05/31/2025DUE DATE 06/30/2025TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Cypress Creek Community:Cypress Creek Community Cleaning and Maintenance of community pools. 5 days a week starting in June.		4,200.00	4,200.00

\$4,200.00

0013305720046700 pool maintenance jun25



3840 68th Ave N Pinellas Park, FL 33781

#### Bill To

Cypress Creek of Hillsborough CDD C/O Government Management Services 4530 Eagle Falls Place Tampa, FL 33619

#### Invoice 168

Date	PO#
06/01/25	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Property Address
CYPRESS CREEK OF HILLSBOROUGH CDD
TAMPA, FL 33619

Description	Qty / UOM	Rate	Ext. Price	Amount
#109 - Water Use Reporting June 2025				\$241.50

0013205720046400 wup reporting jun25

 Subtotal
 \$241.50

 Sales Tax
 \$0.00

 Total
 \$241.50

 Credits/Payments
 (\$0.00)

 Balance Due
 \$241.50

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$0.00	\$241.50	\$0.00	\$0.00	\$0.00



#### Cardinal Landscaping services of Tampa, Inc.

817 E. Okaloosa Ave. Tampa, FL 33604 +18139159696

#### **INVOICE**

BILL TO

Mr. Clayton Smith Cypress Creek CDD c/o Clayton Smith GMS 4648 Eagle Falls Place Tampa, FL 33619

MONTH OF SERVICE 05/01/2025

 INVOICE
 27081

 DATE
 05/20/2025

 TERMS
 Net 30

 DUE DATE
 06/19/2025

May Monthly Service		BALANCE DUE			\$31,248.33
Monthly Landscape Maintenance	Monthly Maintenance		1	31,248.33	31,248.33
ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT

0013205720047100 may landscape maintenance 2664 Cypress Ridge Blvd | Suite 103 Wesley Chapel, FLORIDA 33544 https://completeit.io (813) 444-4355



Cypress Creek CDD 7154 Trent Creek Drive Florida, United States 33573 

 Invoice #
 16662

 Invoice Date
 06-01-25

 Balance Due
 \$799.50

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader a from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	14.0	\$231.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	\$9.50	33.0	\$313.50
EEN Talk Down License	EEN Talk down (AXIS PA)	\$20.00	3.0	\$60.00
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$65.00	3.0	\$195.00

0013205720034500 Brivo onair data jun25

Subtotal	\$799.50
Tax	\$0.00
Invoice Total	\$799.50
Payments	\$0.00
Credits	\$0.00
Balance Due	\$799.50





17252 Alico Center Rd. Suite 2 Fort Myers, FL 33967 (239) 567-3030

# **Invoice**

Date	Invoice #
5/2/2025	CL-1019

# Florida Fountains & Equipment, PLC

Bill To
Cypress Creek
c/o Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619

#### Location

Cypress Creek c/o Governmental Management Services 18842 N. Dale Mabry Hwy Lutz, FL 33548

Other	Warranty Expires	Technician	Customer PO	Due Date
Apr. Cleaning 2025		Lazar		6/1/2025

Serviced	Description	Qty	U/M	Rate	Amount
5/1/2025	Our tech was onsite to perform and complete the stated work as per approved proposal #2023-1000.	1		175.00	175.00
	Examine control panel Inspect all relays and contactors Inspect time clocks/photo cells to make sure they are functioning properly Meggar test motor and light cables (check cables for moisture)  Clean (pressure wash) fountain, nozzle, screen and light fixtures				
	Cleaning to be done: 4 times per year				
	Next scheduled cleaning is July Cleaning 2025				
	The amp levels are as follows: 5HP RED: 4.0 BLACK: 18.1				
	YELLOW: 20.1 All lights working				
	0013205720046005 Fountain Cleaning				

Thank you for your business.

Terms and Conditions

Please send payment within 30 days of receiving this invoice. There will be a 4.0% service charge on Credit Card payments. Please be sure to include invoice number on the check.

Subtotal	\$175.00
Sales Tax (7.5%)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

#### **INVOICE**

JNJ Amenity Services LLC 7804 Davie Ray Dr Zephyrhills, FL 33540-2205

services@jnjcleanservices.com +1 (813) 781-8999



05/09/2025

Bill to

Cypress Creek CDD c/o GMS 4530 Eagle Falls Place Tampa, Florida 33619 **United States** 

0013305720051200

Invoice details

Invoice no.: 0553

Invoice date: 04/24/2025 Due date: 05/09/2025

00133037	2005	1200
janitorial	srvc	may25

Date	Product or service	Description		Qty	Rate	Amount
	Amenity cleaning services			1	\$1,105.00	\$1,105.00
Ways to	pay		Total		\$	1,105.00

Overdue

#### Note to customer

Amenity Services provided at Cypress Creek CDD - May 2025.

View and pay



INVOICE

Invoice # 6033 Date: 06/02/2025 Due On: 07/02/2025

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

Cypress Creek Community Development District hsmith@gmstnn.com sszozda@gms-tampa.com 4648 Eagle Falls Place Tampa, Florida 33619

#### Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	\$0.00	+	\$2,310.00	) - (	\$0.00	) =	\$2,310.00

#### CypressCreek

#### **District Attorney Services**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	05/01/2025	Tele-conv. with District Manager re: pending items.	0.25	\$330.00	\$82.50
Service	AHC	05/15/2025	Tele-conv. with Supervisor Fauci re: pending items.	0.25	\$330.00	\$82.50
Service	AHC	05/16/2025	Tele-conv. with Chairman. Prepare draft Resolution re-setting budget public hearing and e-mail to District management, with copy to Chair.	0.50	\$330.00	\$165.00
Service	AHC	05/19/2025	Review draft agenda for May CDD meeting and provide comments. Teleconv. with Chair re: budgeting issues.	0.25	\$330.00	\$82.50
Service	AHC	05/20/2025	Review draft minutes from 4/22 CDD meeting and provide comments. Initial review of agenda package for 5/27 CDD meeting.	0.50	\$330.00	\$165.00
Service	AHC	05/26/2025	Continued review of agenda package and prepare for 5/27 CDD meeting.	0.50	\$330.00	\$165.00
Service	AHC	05/27/2025	Final preparation for CDD meeting and attend meeting virtually.	1.75	\$330.00	\$577.50
Service	AHC	05/28/2025	Follow-up on action items from 5/27	0.25	\$330.00	\$82.50

			CDD meeting.			
Service	AHC	05/29/2025	Review District management termination notice and contact Chairman.	0.25	\$330.00	\$82.50
Service	AHC	05/30/2025	Tele-conv. with Chair re: District management services. Multiple tele-conv. with potential management firms. Exchange e-mails with GMS re: setting of special meeting after brief review of operating rules. Tele-conv. with Amanda Ferguson re: special meeting. Exchange e-mails with Supervisor Fauci. Review submittal from PFM.	2.50	\$330.00	\$825.00

Subtotal

\$2,310.00

Total

\$2,310.00

#### **Detailed Statement of Account**

#### **Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received I	Balance Due
6033	07/02/2025	\$2,310.00	\$0.00	\$2,310.00
		e Standard menganting panting balang personal dan pengangan pengangan pengangan pengangan pengangan berangan p	Outstanding Balance	\$2,310.00
			Total Amount Outstanding	\$2,310.00

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

#### Poo Be Gone

620 Islebay Dr Apollo Beach, FL 33572 US +18133351646 max@leventry.com

#### **INVOICE**

BILL TO

Mr Joel Blanco Cypress Creek INVOICE DATE TERMS DUE DATE

1002 06/01/2025 Net 30 07/01/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	Monthly	1	1,120.00	1,120.00

Thank you for your business BALANCE DUE \$1,120.00

0013205720048100 june pet waste management



**Please Remit Payment to:** 

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock, AR 72202

Phone #: (888) 480-5253 Fax #: (888) 358-0088

**INVOICE** 

Page: 1

Invoice Number: Invoice Date: PSI175541 6/2/2025

Ship

To:

Cypress Creek of Hillsborough County C/O Governmental Mgmt Services -18842 North Dale Mabry Highway

Lutz, FL 33548

Bill

Cypress Creek of Hillsborough County CDD To: C/O Governmental Mgmt Services - Tmapa LLC

18842 North Dale Mabry Highway

Lutz, FL 33548

Customer ID 7501 Ship Via

P.O. Number

Ship Date 6/2/2025 P.O. Date 6/2/2025

Due Date 7/2/2025 Our Order No.

Terms Net 30

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Annual Maintenance 1 1 1,985.42 1,985.42

June Billing 6/1/2025 - 6/30/2025

Cypress Creek/Hils Ctycdd-Lake-ALL

0013205720046100 lake maintenance jun25



CYPRESS CREEK OF HILLS CO CDD

CYPRESS CREEK K PH 3 RUSKIN, FL 33573 Statement Date: May 28, 2025

Amount Due:

\$357.92

**Due Date:** June 18, 2025 **Account #:** 221008155477

#### **Account Summary**

\$357.92
\$357.92
-\$357.92
\$357.92

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

0013205720043100 may electric



Scan here to view your account online.



a safe distance away and call 911. For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008155477 Due Date: June 18, 2025



Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$357.92

Payment Amount: \$\_\_\_\_\_

655088008479



00006272 FTECO105282523250710 00000 03 01000000 19889 002
CYPRESS CREEK OF HILLS CO CDD
4530 EAGLE FALLS PL
TAMPA, FL 33619-9611

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: CYPRESS CREEK K PH 3 RUSKIN, FL 33573

Account #: 221008155477 Statement Date: May 28, 2025 Charges Due: June 18, 2025

Important Messages

Be Prepared This Storm Season Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance,

Service Period: Apr 23, 2025 - May 21, 2025

Rate Schedule: Lighting Service

#### Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright	Choices) for 29 days	
Lighting Energy Charge	189 kWh @ \$0.03412/kWh	\$6,45
Fixture & Maintenance Charge	7 Fixtures	\$147.77
Lighting Pole / Wire	8 Poles	\$170.88
Lighting Fuel Charge	189 kWh @ \$0.03059/kWh	\$5.78
Storm Protection Charge	189 kWh @ \$0.00559/kWh	\$1.06
Clean Energy Transition Mechanism	189 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	189 kWh @ \$0.01230/kWh	\$2.32
Florida Gross Receipt Tax		\$0.40
Franchise Fee		\$21.93
Municipal Public Service Tax		\$1.25
Lighting Charges		\$357.92

Total Current Month's Charges

\$357.92

# property protection and more. Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit TampaElectric.com

#### Ways To Pay Your Bill



#### Bank Draft

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.



#### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged,



# Phone

In-Person

Payment Agents at

TampaElectric.com

Find list of

Toll Free: 866-689-6469



#### Mail A Check

#### Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

#### All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### **Contact Us**

#### Online:

TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010 Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not charges to your account or service disconnection.

#### VenturesIn.com, Inc.

P.O. Box 272855 Tampa FL 33688-2855



#### Invoice

Date	Invoice #
6/1/2025	47604

#### Bill To:

Cypress Creek CDD C/O GMS-Tampa FL, LLC 4530 Eagle Falls Place Tampa, FL 33619 For additional information, or for questions about your bill, call (813) 205-0054, or email danderson@venturesin.com.

Please visit us on the web at www.venturesin.com

	Due Date	P.O. No.	Terms	Project
	6/1/2025		Due on receipt	
Description		Qty	Rate	Amount
CommunityXS Application Hosting Exchange Online (Plan 2)		1 2	80.00 25.00	80.00 50.00
0013105130056000 CommunityXS jun25				
			Subtotal	\$130.00
Payment Instructions			<b>Sales Tax (0.0%)</b>	\$0.00
Do not send cash. Please reference the invoice order and make payable to: VenturesIn.com, In	number on your che c.	eck or money	Total	\$130.00
Late Fee Policy			Payments/Credits	\$0.00
A late fee of 5% per month will be assessed on more than 30 days past due.	the unpaid total bala	ance due when	Balance Due	\$130.00

# Affordable Backflow Testing

3423 Holland Dr. Brandon, FL 33511 (813) 684-3386 affordablebackflowtesting@aol.com

FLOY B NAME	ypress unty rda						DATE PROM	MISED KEN B
SCRIPTI	ON OF WORK , .	ypres	S C	reek	CDD			
SONIF (I	(C	Mpres 202 Rusk	Cart	3573	ow R	d.		WORK TRACT RA
QTY.			CRIPTION			RICE	AMO	UNT
1	Bacci	flow P	revent	ter Te	St		\$50	Ø
	invoic	e5@c	yms t mscf	tumpa 21. con	.com			
1	LABOR	HOURS	RATE	AMOUNT	TOTAL MA	TERIALS		
					TOTAL	LABOR		
و:(٢	786)2	28-au	13					
RK OBDE	RED BY_	nco	TOTAL			TAX		
. \ \	CI DILL		LABOR	i				1

0013205720049100 Backflow Prevention

## **Invoice**



Invoice number 740D5A2B-0002

Date of issue October 1, 2024

Date due October 16, 2024

Complete I.T. Corp

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

Cypress Creek CDD 7154 Trent Creek Drive Sun City, Florida 33573 United States +1 813-344-4844 manager@cypresscreekcdd.com

## \$129.22 USD due October 16, 2024

#### Pay online

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from September 2024. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description		Qty	Unit price	Amount
Product - Individual Phone Number		1	\$2.50	\$2.50
Product - Phone Lines		4	\$20.00	\$80.00
Product - T54W Phone Rental		1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX		1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE		1	\$2.05	\$2.05
Tax - FEDERAL NANPA FUND		1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND		1	\$19.30	\$19.30
Tax - FCC REGULATORY FEE		1	\$0.28	\$0.28
	Subtotal			\$129.22
	Total			\$129.22
0013305720034502 Oct Emerg Phone & PA sys	Amount due			\$129.22 USD

#### Pay with ACH or wire transfer

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.

Routing number 121000248

Account number 40630177703726652

SWIFT code WFBIUS6S

# **Invoice**



Invoice number 740D5A2B-0003

Date of issue November 1, 2024

Date due November 16, 2024

Complete I.T. Corp

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

Cypress Creek CDD 7154 Trent Creek Drive Sun City, Florida 33573 United States +1 813-344-4844 manager@cypresscreekcdd.com

### \$129.22 USD due November 16, 2024

#### Pay online

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from October 2024. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description		Qty	Unit price	Amount
Product - Individual Phone Number		1	\$2.50	\$2.50
Product - Phone Lines		4	\$20.00	\$80.00
Product - T54W Phone Rental		1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX		1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE		1	\$2.05	\$2.05
Tax - FEDERAL NANPA FUND		1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND		1	\$19.30	\$19.30
Tax - FCC REGULATORY FEE		1	\$0.28	\$0.28
0013305720034502	Subtotal			\$129.22
NOV Emerg Phone & PA sys	Total			\$129.22
	Amount due			\$129.22 USD

#### Pay with ACH or wire transfer

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.

Routing number 121000248

Account number 40630177703726652

SWIFT code WFBIUS6S

## **Invoice**



Invoice number 740D5A2B-0004

Date of issue December 1, 2024

Date due December 16, 2024

Complete I.T. Corp

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

Cypress Creek CDD 7154 Trent Creek Drive Sun City, Florida 33573 United States +1 813-344-4844 manager@cypresscreekcdd.com

### \$129.22 USD due December 16, 2024

#### Pay online

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from November 2024. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description		Qty	Unit price	Amount
Product - Individual Phone Number		1	\$2.50	\$2.50
Product - Phone Lines		4	\$20.00	\$80.00
Product - T54W Phone Rental		1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX		1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE		1	\$2.05	\$2.05
Tax - FEDERAL NANPA FUND		1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND		1	\$19.30	\$19.30
Tax - FCC REGULATORY FEE		1	\$0.28	\$0.28
	Subtotal			\$129.22
	Total			\$129.22
0013305720034502 DEC Emerg Phone & PA sys	Amount due			\$129.22 USD

#### Pay with ACH or wire transfer

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.

Routing number 121000248

Account number 40630177703726652

SWIFT code WFBIUS6S

# **Invoice**



Invoice number 740D5A2B-0006

Date of issue February 1, 2025

Date due February 16, 2025

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

Bill to
Cypress Creek CDD
7154 Trent Creek Drive
Sun City, Florida 33573
United States
+1 813-344-4844
manager@cypresscreekcdd.com

### \$129.49 USD due February 16, 2025

#### Pay online

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from January 2025. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description		Qty	Unit price	Amount
Product - Individual Phone Number		1	\$2.50	\$2.50
Product - Phone Lines		4	\$20.00	\$80.00
Product - T54W Phone Rental		1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX		1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE		1	\$2.05	\$2.05
Tax - FEDERAL NANPA FUND		1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND		1	\$19.57	\$19.57
Tax - FCC REGULATORY FEE		1	\$0.28	\$0.28
	Subtotal			\$129.49
0013305720034502	Total			\$129.49
FEB Emerg Phone & PA sys	Amount due			\$129.49 USD

### Pay with ACH or wire transfer

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.

Routing number 121000248

Account number 40630177703726652

SWIFT code WFBIUS6S



Invoice number 740D5A2B-0007

Date of issue March 1, 2025

Date due March 16, 2025

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

support@completeit.io

Bill to
Cypress Creek CDD
7154 Trent Creek Drive
Sun City, Florida 33573
United States
+1 813-344-4844

manager@cypresscreekcdd.com

### \$129.49 USD due March 16, 2025

### Pay online

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from February 2025. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description		Qty	Unit price	Amount
Product - Individual Phone Number		1	\$2.50	\$2.50
Product - Phone Lines		4	\$20.00	\$80.00
Product - T54W Phone Rental		1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX		1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE		1	\$2.05	\$2.05
Tax - FEDERAL NANPA FUND		1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND		1	\$19.57	\$19.57
Tax - FCC REGULATORY FEE		1	\$0.28	\$0.28
	Subtotal			\$129.49
0013305720034502	Total			\$129.49
MAR Emerg Phone & PA sys	Amount due			\$129.49 USD



Invoice number 740D5A2B-0008

Date of issue April 1, 2025

Date due April 16, 2025

Complete I.T. Corp 2664 Cypress Ridge Boulevard Suite 103 Wesley Chapel, Florida 33544 United States

+1 813-444-4355 support@completeit.io Bill to

Cypress Creek CDD 7154 Trent Creek Drive Sun City, Florida 33573 United States +1 813-344-4844 manager@cypresscreekcdd.com

### \$129.67 USD due April 16, 2025

### Pay online

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from March 2025. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description		Qty	Unit price	Amount
Product - Individual Phone Number		1	\$2.50	\$2.50
Product - Phone Lines		4	\$20.00	\$80.00
Product - T54W Phone Rental		1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX		1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE		1	\$2.06	\$2.06
Tax - FEDERAL NANPA FUND		1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND		1	\$19.74	\$19.74
Tax - FCC REGULATORY FEE		1	\$0.28	\$0.28
	Subtotal			\$129.67
	Total			\$129.67
0013305720034502 APR Emerg Phone & PA sys	Amount due			\$129.67 USD



Invoice number 740D5A2B-0010
Date of issue June 1, 2025
Date due June 16, 2025

Complete I.T. Corp

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

Cypress Creek CDD
7154 Trent Creek Drive
Sun City, Florida 33573
United States
+1 813-344-4844
manager@cypresscreekcdd.com

### \$129.67 USD due June 16, 2025

### Pay online

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from May 2025. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description		Qty	Unit price	Amount
Product - Individual Phone Number		1	\$2.50	\$2.50
Product - Phone Lines		4	\$20.00	\$80.00
Product - T54W Phone Rental		1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX		1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE		1	\$2.06	\$2.06
Tax - FEDERAL NANPA FUND		1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND		1	\$19.74	\$19.74
Tax - FCC REGULATORY FEE		1	\$0.28	\$0.28
	Subtotal			\$129.67
0013305720034502	Total			\$129.67
JUN Emerg Phone & PA sys	Amount due			\$129.67 USD



13745 N. Nebraska Ave Tampa, FL 33613 813.909.7775 AR165@Safetouch.com

Cypress Creek CDD C/O Governmental Mgmt Services 4530 Eagle Falls Place Tampa, FL 33619

### Installation Address

Cypress Creek CDD 15592 Cypress Creek Blvd Ruskin, FL 33573

P.O. No.	Date	Invoice #	Due Date	Acct #
	06/01/2025	20247	07/01/2025	VID0217/218/219

Qty	Des	scription	
	Monthly Services		
1	Emergency Response Call System Service added per SECQ1481 12/1/22		
	0013305720046000 emergency call sys jun25		
		Subtotal	\$150.00
		Sales Tax (0.0%)	\$0.00
		Total	\$150.00
		Balance Due	\$150.00
	<b>~</b>		

Securiteam is now a part of Safetouch!



Signal 88, LLC

PO Box 8246 Omaha, NE 68108 remittance@teamsignal.com

**BILL TO** 

### **Cypress Creek of Hillsborough CDD**

7154 Trent Creek Dr Ruskin, FL 33573

### INVOICE

Invoice Number: US\_42450
Invoice Date 06-01-2025
Due Date: 06-16-2025
Terms: NET15
Customer ID: 94644

Customer ID: Customer PO:

Amount Due: \$7,224,24

THERE WILL BE A \$30 CHARGÉ FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID

**BALANCES** 

Period	Description	QTY	Unit Price	Total
06-01-2025-	Roving Patrol Tours - Cypress Patrol: :	140	\$34.50	\$4,830.00
06-30-2025	Service Location:			
	Cypress Creek of Hillsborough CDD			
06-01-2025-	Dedicated Security Officer - Dedicated : :	64	\$37.41	\$2,394.24
06-30-2025	Service Location:			
	Cypress Creek of Hillsborough CDD			

Subtotal \$7,224.24 Sales tax \$0.00 1) FLORIDA FL STATE TAX (6) \$0.00 2) HILLSBOROUGH FL COUNTY TAX (1.5) \$0.00 Total \$7,224.24

EFT Remittance: American National Bank: 104000854 Account 320166747
Please include Invoice number & Customer ID with payment remittance
Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494
Thank you for choosing Signal for your needs. We're committed to providing you with peace of mind.

0013305720034600 Sec.

Sec 25

# Tampa Bay Times

### **DVERTISING INVOICE**

vertising Run Dates	Advertiser Name				
6/8/25-6/8/25	CYPI	CYPRESS CREEK CDD			
Billing Date	Sales Rep		Sales Rep Customer A		Customer Account
6/8/2025	Deirdre Bonett		TB309979		
Total Amount Due		Invoice Number			
\$552.00		41029-060825			

### **PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/8/25	6/8/25		Baylink Hillsborough , tampabay.com	Legal-CLS 2 col		2	1.00x53.00 L	\$550.00 \$2.00

### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times tampabay.com

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name			
6/8/25-6/8/25	CYPRI	ESS CREEK CDD			
Billing Date	Sales Rep		Sales Rep Customer Ac		Customer Account
6/8/2025		Deirdre Bonett	TB309979		
Total Amount Due		Invoice Number			
\$552.00		41029-060825			

### DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

### **REMIT TO:**

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

CYPRESS CREEK CDD 4530 Eagle Falls PI # Gms Tampa, FL 33619-9611

## **Tampa Bay Times**

**Published Daily** 

STATE OF FLORIDA} ss COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Special Board Meeting was published in said newspaper by print in the issues of 06/08/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 06/08/2025

Signature of Notary of Public

Personally known X or produced identification.

ype of identification produced

Notary Public State of Florida Judy Allen My Commission HH 302167 Expires 8/17/2026

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the Cypress Creek of Hillsborough County Community Development District ("District") hereby provides notice of the following special Board meeting:

Special Board Meetin Date: June 17, June 17, 2025 7:00 p.m.

Location:

raw p.m. SouthShore Regional Library. 15816 Beth Shields Way, Ruskin, FL 33573 Considering and taking action on any business that may come before the Board. Purpose:

A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Governmental Management Services - Tampa, LLC, by mail at 4530 Eagle Falls Place, Tampa FL 33619; Ph: (813) 344-4844, Ext. 111 ("District Office"), during normal business hours, or by visiting the District's website, https://www.cypresscreekcd.org. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844, Ext. 106 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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 will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson District Manager

June 8, 2025

41029

0013105130048000 Ntc of Special Meet 6/17/25



**Ad Proof** 

Ad Order Number

Customer

TB309979

**Payor Customer** 

**Payor Account** 

**Payor Address** 

PO Number

41029

6/3/2025

CYPRESS CREEK CDD

CYPRESS CREEK CDD

Ordered By

Sales Rep.

**Customer Account** 

TB309979

Doris Santos/Amanda

Deirdre Bonett

Customer Address

1000007

**Customer Fax** 

Order Taker DBONETT 4530 Eagle Falls PI # Gms Tampa, FL 33619-9611

4530 Eagle Falls PI # Gms Tampa, FL 33619-9611

Customer Email

Order Source

Customer Phone 8134359119

Payor Phone

Amanda Ferguson

8134359119

<aferguson@gmscfl.com>

**Tearsheets** 

0

**Affidavits** 

1

**Invoice Text** 

\$550.00

**Ad Order Notes** 

Special Board Meeting

Net Amount

Tax Amount

\$0.00

Total Amount \$552.00 **Payment Method** 

Payment Amount

**Amount Due** 

\$0.00

\$552.00



Component 1

Ad NumberAd TypeAd Size41029c2 x44 Lines

Color None

**External Ad Number** 

<u>Pickup</u>

 Start Date
 Stop Date

 06/08/2025
 06/08/2025

<u>Publication</u>

Baylink Hillsborough tampabay.com

Placement Legals <u>Position</u>

Legal-CLS 2 col

Run Date 06/08/2025

Publication

Baylink Hillsborough

<u>Placement</u>

Legals

Position
Legal-CLS 2 col

**WYSIWYG Content** 

.



# CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the Cypress Creek of Hillsborough County Community Development District ("District") hereby provides notice of the following special Board meeting:

Special Board Meeting Date: June 17, 2025 Time: 7:00 p.m.

Location: SouthShore Regional Library,

15816 Beth Shields Way, Ruskin, FL 33573
Purpose: Considering and taking action on any business

that may come before the Board.

A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Governmental Management Services - Tampa, LLC, by mail at 4530 Eagle Falls Place, Tampa FL 33619; Ph: (813) 344-4844, Ext. 111 ("District Office"), during normal business hours, or by visiting the District's website, https://www.cypresscreekcdd.org. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844, Ext. 106 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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 will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson District Manager

June 8, 2025 41029

# ALL AMERICAN LAWN & TREE SPECIALIST, LLC

2817 Turkey Creek Road Plant City, FL 33566 US +18134784965

# **INVOICE**

**BILL TO** 

The Orchids @ Cypress Creek 2817 Turkey Creek Rd Plant City, Florida 33566



**INVOICE#** 43115 **DATE** 06/23/2025

TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/23/2025	<b>Commercial Pest Monthly</b> Pest Prevention Service	1	120.00	120.00
		SUBTOTAL		120.00
		TAX		0.00
		TOTAL		120.00
		BALANCE DUE		\$120.00

0013305720043500 Pest Prevent jun25 orchid

Thank you for your business - We appreciate it very much.

Every other week lawn maintenance starts on November first and runs through the end of March.

Payment Options: Payments by cash and check are accepted. Credit card payments are available upon request with an additional 3% processing fee. Payment by ACH transfer is available upon request with no additional fee.

# ALL AMERICAN LAWN & TREE SPECIALIST, LLC

2817 Turkey Creek Road Plant City, FL 33566 US +18134784965

# **INVOICE**

**BILL TO** 

2817 Turkey Creek Rd Plant City, FL 33566



**INVOICE#** 43117 **DATE** 06/23/2025

TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/23/2025	<b>Commercial Pest Monthly</b> Pest Prevention Service	1	120.00	120.00T
		SUBTOTAL		120.00
		TAX		10.20
		TOTAL		130.20
		BALANCE DUE		\$130.20

0013305720043500 Pest Prevent jun25 CC

Thank you for your business - We appreciate it very much.

Every other week lawn maintenance starts on November first and runs through the end of March.

Payment Options: Payments by cash and check are accepted. Credit card payments are available upon request with an additional 3% processing fee. Payment by ACH transfer is available upon request with no additional fee.

### **Aqua Sentry**

13194 US Highway 301 S Suite 154 Riverview, FL 33578 US +18139432755 AquaSentryTampa@gmail.com



# **INVOICE**

**BILL TO** 

Brian Young Cypress Creek 4350 Eagle Falls Pl Tampa, FLA 33619 USA 

ACTIVITY	QTY	RATE		AMOUNT
Tile Repair Replaced cracked and missing depth marker at Orchids pool. Includes parts and labor and supplies	1	128.00		128.00
			BALANCE DUE	\$128.00

0013305720046800 replaced equipment



### Cardinal Landscaping services of Tampa, Inc.

817 E. Okaloosa Ave. Tampa, FL 33604 +18139159696

### **INVOICE**

BILL TO

Mr. Clayton Smith Cypress Creek CDD c/o Clayton Smith GMS 4648 Eagle Falls Place Tampa, FL 33619

MONTH OF SERVICE 06/01/2025

 INVOICE
 27130

 DATE
 06/24/2025

 TERMS
 Net 30

 DUE DATE
 07/24/2025

June Monthly Service		BALANCE DUE			\$31,248.33
Monthly Landscape Maintenance	Monthly Maintenance		1	31,248.33	31,248.33
ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT

0013205720047100 jun landscape maintenance

1001 Bradford Way TN 37763

# **Invoice**

**Invoice #:** 136 **Invoice Date:** 6/5/2025

Due Date: 6/5/2025

Project: P.O. Number:

### Bill To:

Description	Hours/Qty	Rate	Amount
Management Fees- June 25		4,498.42	4,498.42
Field Management- June 25		1,715.92	1,715.92
Website Maintenance- June 25		135.45	135.45
Information Tech- June 25		122.92	122.92
Dissemination Agent- June 25		282.67	282.67
Amenity Management- June 25		29,166.67	29,166.67
Protection Plan		8.04	8.04
Amazon- Laminator		59.88	59.88
Amazon- Cleaning Supplies, Bulletin Board supplies		76.99	76.99
Amazon- Markers, Febreeze		25.22	25.22
Amazon- Event Supplies		45.52	45.52
Bounce House Rental		1,282.25	1,282.25
Amazon- Event Supplies		39.32	39.32
Spectrum- Ipad service x3 Postage		69.00 26.54	69.00 26.54
0013105130034000 0013205720034100 0013105130035200 0013105130035100 0013305720034200 0013305720049100 0013305720049100 0013305720049100 0013305720049100 0013205720049400 0013205720049400 0013205720049400 0013305720049100 0013105130042000			

Total	\$37,554.81
Payments/Credits	\$0.00
Balance Due	\$37,554.81

1001 Bradford Way TN 37763

# **Invoice**

\$216.51

**Balance Due** 

Invoice #: 137

Invoice Date: 5/30/2025

Due Date: 5/30/2025

Project:

P.O. Number: 3969

### Bill To:

Description	Hours/Qty	Rate	Amount
(CC of HC CDD) Reinforce Corner Pool Pavers at The Maples Re cemented pavers at maples			
Equipment & Mobilization		100.00	100.00
Labor Materials	2	50.00 16.51	100.00 16.51
0013205720046005			
	Total		\$216.51
	Payment	s/Credits	\$0.00

1001 Bradford Way TN 37763

# **Invoice**

Invoice #: 138

**Invoice Date:** 5/30/2025 **Due Date:** 5/30/2025

Project:

P.O. Number: 3984

**Balance Due** 

\$862.61

### Bill To:

Description	Hours/Qty	Rate	Amount
(CC of HC CDD) Replace (4) Damaged Posts and Reinstall (1) Loose Top Rail at Cypress - Main "Picked up materials from danielle fencing Re secured top rail on alamoosa Replaced 2 posts on lumberport Replaced 2 posts on somerset Re installed fencing on well Straightened sign at mail box in vines Installed 2 down slats on trent creek"			
Equipment & Mobilization Labor Materials	10	100.00 50.00 262.61	100.00 500.00 262.61
0013205720046005			
	Total Payment	s/Credits	\$862.61 \$0.00

1001 Bradford Way TN 37763

# **Invoice**

Invoice #: 139

Invoice Date: 5/30/2025 Due Date: 5/30/2025

Project:

**P.O. Number: 4013** 

Payments/Credits

**Balance Due** 

\$0.00

\$249.01

### Bill To:

Description	Hours/Qty	Rate	Amount
Cc of hc deliveries and install owls nstalled 6 owls on pvc posts and delivered to amenity			
Equipment & Mobilization		100.00	100.00
Labor Materials	2	50.00 49.01	100.00 49.01
0013205720046005			
	Total		\$249.01

1001 Bradford Way TN 37763

# **Invoice**

Invoice #: 140 Invoice Date: 5/30/2025

Due Date: 5/30/2025

Project:

P.O. Number: 4032

**Balance Due** 

\$250.00

### Bill To:

Description	Hours/Qty	Rate	Amount
Cypress Creek CDD- Orchids Gate"Repaired gate at orchids Repaired fence at back of development near dog park"			
Equipment & Mobilization Labor	3	100.00 50.00	100.00 150.00
0013205720046005			
	Total		\$250.00
	Payments	s/Credits	\$0.00

1001 Bradford Way TN 37763

# **Invoice**

Invoice #: 141

Invoice Date: 5/30/2025 Due Date: 5/30/2025

Project:

P.O. Number: 4116

**Balance Due** 

\$196.93

### Bill To:

Description	Hours/Qty	Rate	Amount
Cc of hc pool paver hole Filled in hole with paver sand			
Equipment & Mobilization Labor Materials  0013205720046005	1.5	100.00 50.00 21.93	100.00 75.00 21.93
	Total		\$196.93
	Payment	s/Credits	\$0.00

1001 Bradford Way TN 37763

# Invoice

Invoice #: 142

**Invoice Date:** 5/30/2025

Due Date: 5/30/2025

Project:

P.O. Number: 4125

**Balance Due** 

\$103.97

### Bill To:

Description	Hours/Qty	Rate	Amount
Cypress Creek Main- Playground Gate Repair Thru bolted closer to post Removed tree roots from playground"			
_abor Materials	2	50.00 3.97	100.00
0013205720046005			
	Tatal		#400 C
	Total		\$103.97
	Payment	s/Credits	\$0.00





**JNJ Amenity Services** 

7804 Davie Ray Dr, Zephyrhills, FL 33540,

**UNITED STATES** 

Phone: +1 813-781-8999;

services@jnjcleanservices.com

**Invoice No#**: 0568

Invoice Date: Jun 23, 2025

**Due Date**: Jul 1, 2025



\$1,505.00 USD **AMOUNT DUE** 

# **BILL TO**

Cypress Creek CDD c/o GMS 4530 Eagles Falls Place, Tampa, FL 33619, UNITED STATES invoices@gms-tampa.com

# ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1 Amenity cleaning services	\$1,505.00	\$1,505.00
0013305720051200	Subtotal	\$1,505.00
janitorial srvc jun25	TOTAL \$	1,505.00 USD

# **NOTES TO CUSTOMER**

Amenity cleaning services - June 2025



Tampa Commercial JB174420 4033 Crescent Park Riverview, FL 33578 813-463-0791

### **INVOICE 66837589**

Dated 5/23/2025

Cypress Creek CDD 219 E Livingston St Orlando, FL 32801

> Account # 9454313 Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE	
For service at Cypress Creek	7154 Trent Creek Di	TRANSFER	RED SERV	ICE TO ACT 9483	891 Sun City Cen	ter, FL 33573
Comm Pest Initial Service	\$130.00	\$0.00	\$0.00	\$0.00	\$130.00	
				PLEASE REMIT	\$130.00	

0013305720043500

Account # 9454313 Cypress Creek CDD 219 E Livingston St Orlando, FL 32801

> Massey Services PO Box 547668 Orlando, FL 32854 407-645-2500

INVOICE 66837589 Dated 5/23/2025

PLEASE REMIT

\$130.00

### PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

AMT. PAID	
CHECK/CARD #	
EXP. DATE	
SIGNATURE	



Tampa Commercial JB174420 4033 Crescent Park Riverview, FL 33578 813-463-0791

### **INVOICE 66837593**

Dated 5/23/2025

Cypress Creek CDD 219 E Livingston St Orlando, FL 32801

Account # 9454313
Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE	
For service at Cypress Creek	7154 Trent Creek Dr	TRANSFER	RED SERV	ICE TO ACT 9483	891 Sun City Cent	er, FL 33573
Material Sale	\$80.00	\$0.00	\$0.00	\$0.00	\$80.00	
				PLEASE REMIT	\$80.00	

0013305720043500

Account # 9454313 Cypress Creek CDD 219 E Livingston St Orlando, FL 32801 INVOICE 66837593 Dated 5/23/2025

PLEASE REMIT

\$80.00

### PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

AMT. PAID

CHECK/CARD #

EXP. DATE

SIGNATURE

Massey Services PO Box 547668 Orlando, FL 32854 407-645-2500

# MASSEY

Tampa Commercial JB174420 4033 Crescent Park Riverview, FL 33578 813-463-0791

### **INVOICE 66837817**

Dated 5/23/2025

Cypress Creek CDD 219 E Livingston St Orlando, FL 32801

Account # 9454313
Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE	
For service at Orchids at Cypress Cr	eek 10202 Ca	arp Holw Rd	TRANSFER	RRED SERVICE T	O ACT 9483891 S	un City Cente
Comm Pest Initial Service	\$110.00	\$0.00	\$0.00	\$0.00	\$110.00	
				PLEASE REMIT	\$110.00	7

0013305720043500

Account # 9454313 Cypress Creek CDD 219 E Livingston St Orlando, FL 32801

> Massey Services PO Box 547668 Orlando, FL 32854 407-645-2500

INVOICE 66837817 Dated 5/23/2025

PLEASE REMIT

\$110.00

### PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

AMT. PAID
CHECK/CARD #
EXP. DATE
SIGNATURE



Tampa Commercial JB174420 4033 Crescent Park Riverview, FL 33578 813-463-0791 **INVOICE 66837821** 

Dated 5/23/2025

Cypress Creek CDD 219 E Livingston St Orlando, FL 32801

Account # 9454313
Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE	
For service at Orchids at Cypress Cred Material Sale	<b>k 10202 C</b> a \$40.00					n City Cente
				PLEASE REMIT	\$40.00	

0013305720043500

Account # 9454313 Cypress Creek CDD 219 E Livingston St Orlando, FL 32801 INVOICE 66837821 Dated 5/23/2025

PLEASE REMIT

\$40.00

### PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

AMT. PAID

CHECK/CARD #

EXP. DATE

SIGNATURE

Massey Services PO Box 547668 Orlando, FL 32854 407-645-2500



Tampa Commercial JB174420 4033 Crescent Park Riverview, FL 33578 813-463-0791

### **INVOICE 66837855**

Dated 5/23/2025

Cypress Creek CDD 219 E Livingston St Orlando, FL 32801

Account # 9454313
Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE	
For service at The Maples at Cypress	Creek 9770	Mulberry Ma	rsh Ln TR <i>l</i>	NSFERRED SER	VICE TO ACT 948	3891 Sun Cit
Comm Pest Initial Service	\$70.00	\$0.00	\$0.00	\$0.00	\$70.00	
				PLEASE REMIT	\$70.00	

0013305720043500

Account # 9454313 Cypress Creek CDD 219 E Livingston St Orlando, FL 32801

> Massey Services PO Box 547668 Orlando, FL 32854 407-645-2500

INVOICE 66837855 Dated 5/23/2025

PLEASE REMIT

\$70.00

### PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

AMT. PAID
CHECK/CARD #
EXP. DATE
SIGNATURE



CUSTOMER NAME ACCOUNT NUMBER BILL DATE DUE DATE

CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD

6932917329

05/23/2025

06/13/2025

Service Address: 9770 MULBERRY MARSH LN

County Florida

⊝-Page 1 of 1

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
54694433	04/22/2025	3683	05/21/2025	3741	5800 GAL	ACTUAL	WATER

Service Address Charges	
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$17.52
Water Base Charge	\$20.91
Water Usage Charge	\$5.97
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$37.82

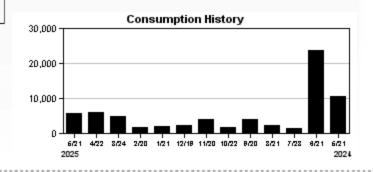
Summary of Account Charges	
Previous Balance	\$140.96
Net Payments - Thank You	\$-140.96
Total Account Charges	\$138.85
AMOUNT DUE	\$138.85

Important Message

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

### Notice

\*DO NOT PAY \*YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.





Make checks payable to: BOCC

ACCOUNT NUMBER: 6932917329



### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



06/13/2025

### THANK YOU!

DUE DATE

լկիկիիությենների բարակորհակուկիրիականների

CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD C/O GOVERNMENTAL MANAGEMENT SERVICES 4530 EAGLE FALLS PLACE TAMP A FL 33619-9611 14,957 0

Auto Pay Scheduled DO NOT PAY





### CUSTOMER NAME ACCOUNT NUMBER BILL DATE DUE DATE

CYPRESS CREEK OF HILLSBOROUGH CDD

4395900000

05/23/2025

06/13/2025

M-Page 1 of 2

Summary of Account Charges

 Previous Balance
 \$762.23

 Net Payments - Thank You
 \$-762.23

 Total Account Charges
 \$738.71

 AMOUNT DUE
 \$738.71

Important Message

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

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



Make checks payable to: BOCC

ACCOUNT NUMBER: 4395900000



### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



06/13/2025

### THANK YOU!

DUE DATE

Պոլիկոններնութիկանկներությանին

CYPRESS CREEK OF HILLSBOROUGH CDD C/O GOVERNMENTAL MANAGEMENT SERVICES 4648 EAGLE FALLS PLACE TAMP A FL 33619-9613 9,4580

Auto Pay Scheduled DO NOT PAY





METER NUMBER 53609529 53609528 **CUSTOMER NAME** ACCOUNT NUMBER BILL DATE **DUE DATE** 

CYPRESS CREEK OF HILLSBOROUGH CDD

17600

4395900000 05/23/2025

1600 GAL

06/13/2025

WATER

Service Address: 7154 TRENT CREEK DR

04/21/2025

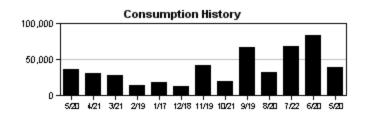
PREVIOUS DATE	PREVIOUS READ	PRESENT Date	PRESENT READ	CONSUMPTION	READ Type	METER DESCRIPTION
04/21/2025	52159	05/20/2025	52505	34600 GAL	ACTUAL	WATER

17616

05/20/2025

### Service Address Charges

Total Service Address Charges	\$331.98
Sewer Usage Charge	\$10.43
Sewer Base Charge	\$50.60
Water Usage Charge	\$37.29
Water Base Charge	\$118.31
Purchase Water Pass-Thru	\$109.32
Customer Service Charge	\$6.03



ACTUAL



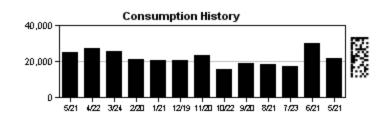
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILL SBOROLIGH CDD	4395900000	05/23/2025	06/13/2025

Service Address: 10202 CARP HOLLOW RD

METER Number	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61040499	04/22/2025	26490	05/21/2025	26741	25100 GAL	ACTUAL	WATER

### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$75.80
Water Base Charge	\$32.80
Water Usage Charge	\$47.69
Sewer Base Charge	\$80.76
Sewer Usage Charge	\$163.65
Total Service Address Charges	\$406.73





May 24, 2025

Invoice Number: 2396186052425 Account Number: 8337 12 028 2396186 Security Code: 7154 TRENT CREEK DR Service At: RUSKIN FL 33573-0128

**Auto Pay Notice** 

### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

Summary Service from 05/24/25 through 06/23/25 details on following pages	
Previous Balance	150.00
Payments Received -Thank You!	-150.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
YOUR AUTO PAY WILL BE PROCESSED 06/10/25	
Total Due by Auto Pay	\$150.00

### **NEWS AND INFORMATION**

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Stream the entertainment your customers love with TV Stream! Call 1-844-939-0524 today.



### Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8633 2390 NO RP 24 05252025 NNNNNNNN 01 996889

Cypress Creek of Hillsborough 250 INTERNATIONAL PKWY BLDG SITE LAKE MARY FL 32746-5030

May 24, 2025

Cypress Creek of Hillsborough

Invoice Number: 2396186052425 Account Number: 8337 12 028 2396186 Service At: 7154 TRENT CREEK DR RUSKIN FL 33573-0128

**Total Due by Auto Pay** 

\$150.00

**CHARTER COMMUNICATIONS** PO BOX 7186 PASADENA CA 91109-7186

Page 2 of 4 May 24, 2025

Cypress Creek of Hillsborough

Invoice Number: 2396186052425 Account Number: 8337 12 028 2396186

Security Code:



### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

8633 2390 NO RP 24 05252025 NNNNNNNN 01 996889

Charge Details		
Previous Balance		150.00
EFT Payment	05/10	-150.00
Remaining Balance		\$0.00

Payments received after 05/24/25 will appear on your next bill. Service from 05/24/25 through 06/23/25

Spectrum Business™ Internet	
Spectrum Business	130.00
Internet	
Promotional Discount	-30.00
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$110.00

Spectrum Business™ Internet Total

\$110.00

Spectrum Business™ Voice	
Phone number (813) 213-9890	
Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges	
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued	
Current Charges	\$150.00
Total Due by Auto Pay	\$150.00

### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.35, Florida CST \$4.25, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.





Page 3 of 4 May 24, 2025

Cypress Creek of Hillsborough

Invoice Number: 2396186052425 Account Number: 8337 12 028 2396186

Security Code:



### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

8633 2390 NO RP 24 05252025 NNNNNNNN 01 996889

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Spectrum Business Voice** - provided by Charter Communications Operating, LLC's voice subsidiaries.





# To view your Insert Click the link below: INSERT1

**Customer ID:**Customer Name:
Service Period:

Service Period: Invoice Date: Invoice Number: **23-22685-73003**CYPRESS CREEK K CDD

CYPRESS CREEK K CDD 06/01/25-06/30/25 05/27/2025 0154343-2206-9

### **How to Contact Us**

# Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.







Customer Service: (813) 621-3055

**Your Payment is Due** 

Jun 26, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due** 

\$280.46

If payment is received after 06/26/2025: **\$ 287.47** 

Previous Balance

(280.46)

Adjustments
0.00

Current Invoice Charges 280.46 Total Account Balance Due 280.46

### **IMPORTANT MESSAGES**

\*\*\*WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

-



WASTE MANAGEMENT INC. OF FLORIDA WM - TAMPA PO BOX 3020 MONROE, WI 53566-8320

(813) 621-3055 (800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
05/27/2025	0154343-2206-9	23-22685-73003
Payment Terms	Total Due	Amount
Total Due by 06/26/2025	\$280.46	
If Received after 06/26/2025	\$287.47	

----- Please detach and send the lower portion with payment --- (no cash or staples) --------------------------

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*
Your bank account will be drafted \$280.46.

2206000232268573003001543430000002804600000028046 8

I0290C44

CYPRESS CREEK K CDD 18842 N DALE MABRY HWY LUTZ FL 33548-4978 Remit To: WM CORPORATE SERVICES, INC. AS PAYMENT AGENT PO BOX 4648 CAROL STREAM, IL 60197-4648

### **DETAILS OF SERVICE**

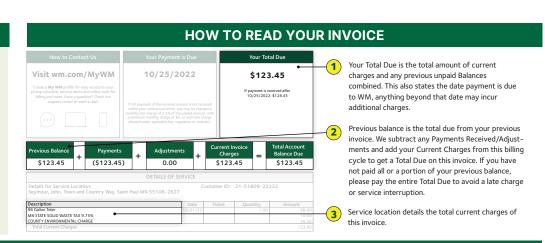
**Details for Service Location:** 

Customer ID: 23-22685-73003

Cypress Creek K Cdd, 9770 Mulberry Marsh Ln, Sun City Center FL 33573-0227

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	06/01/25		1.00	162.44
6 Yard Dumpster 1X Week	06/01/25		1.00	118.02
Total Current Charges				280.46

# Please choose one of these sustainable payment options: AutoPay Set up recurring payments with us at wm.com/myaccount Online Use wm.com for quick and easy payments By Phone Pay 24/7 by calling 866-964-2729



# **New Payment Platform**

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



### **Expanded payment options.**

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

### Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

### Complete Hub for account activity.

Continue to view and manage your bills directly from My WM (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info	☐ Check Here t	☐ Check Here to Sign Up for Automatic Payment Enrollment		
List your new billing information below. For a change of service address please contact <b>WM</b> .	deducting money fro	If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <b>wm.com</b> or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.		
Address 1	,			
Address 2	`			
City				
State	Email			
Zip	Date			
Email	Bank Account			
Date Valid	Holder Signature			

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.



# To view your Insert Click the link below: INSERT1 Customer Customer

Customer ID: Customer Name: Service Period: Invoice Date: Invoice Number: 16-72058-83009 CYPRESS CREEK CDD 06/01/25-06/30/25 05/27/2025 0153679-2206-7

#### **How to Contact Us**

# Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.







Customer Service: (813) 621-3055

#### Your Payment is Due

Jun 26, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

## **Your Total Due**

\$902.55

If payment is received after 06/26/2025: **\$ 925.11** 

Previous Balance 902.55

(902.55)

Adjustments
0.00

Current Invoice Charges 902.55 Total Account
Balance Due
902.55

#### **IMPORTANT MESSAGES**

\*\*\*WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

-



WASTE MANAGEMENT INC. OF FLORIDA WM - TAMPA PO BOX 3020 MONROE, WI 53566-8320 (813) 621-3055 (800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
05/27/2025	0153679-2206-7	16-72058-83009
Payment Terms	Total Due	Amount
Total Due by 06/26/2025 If Received after 06/26/2025	\$902.55 \$925.11	

----- Please detach and send the lower portion with payment --- (no cash or staples) --------------------------

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*
Your bank account will be drafted \$902.55.

220600016720588300900153679000009025500000090255 5

10290C44

CYPRESS CREEK CDD 4648 EAGLE FALLS PL TAMPA FL 33619-9613 Remit To: WM CORPORATE SERVICES, INC. AS PAYMENT AGENT PO BOX 4648 CAROL STREAM, IL 60197-4648

#### **DETAILS OF SERVICE**

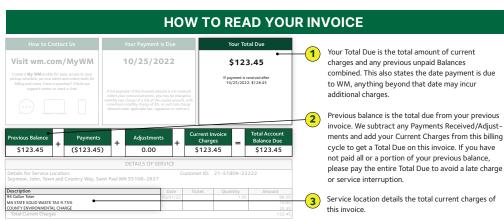
**Details for Service Location:** 

Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573

Customer ID: 16-72058-83009

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 3X Week	06/01/25		1.00	324.87
4 Yard Dumpster 3X Week GATE CODE 6996	06/01/25		1.00	577.68
Total Current Charges				902.55

# Please choose one of these sustainable payment options: AutoPay Set up recurring payments with us at wm.com/myaccount Online Use wm.com for quick and easy payments By Phone Pay 24/7 by calling 866-964-2729



# **New Payment Platform**

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



#### **Expanded payment options.**

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

#### Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

#### Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info	☐ Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service add please contact <b>WM</b> .	If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <b>wm.com</b> or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		
Address 2		
City		
State	Email	
Zip	Date	
Email	Bank Account	
Date Valid	Holder Signature	

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

6/19/25, 10:43 AM Payment Successfull

Welcome Hannah!

Log Out



# MyFloridaEHPermit.com

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.

Home

Permits

**County Health Departments** 

FAQ About Us

s **?** 

View Item(s) in Cart: 0

HOME > SHOPPING CART > READ ONLY SHOPPING CART > PAYMENT CONFIRMATION



You have successfully made this payment(s).

Before you can print your permit, please return to the Permits page and click the 'Submit' button to complete your application.

#### **Payment Submittal Confirmation**

Thank you for using the online permitting system. Your payment is currently being processed. A copy of this confirmation will be emailed to you and you may also print this page for your records.

Your confirmation number is: OIM07ZWV

**Payment Type: ACH** 

Payment Date: 6/19/2025 10:43:00 AM

**Permit Number** 

**Facility Name** 

**Cypress Creek Townhomes** 

**Payment Amount** 

275.00

29-60-1908244

Convienence Fee: 0.35 Total Paid: 275.35





CYPRESS CREEK J PH 1 & 2, LIGHTS RUSKIN, FL 33570

Statement Date: May 29, 2025

Amount Due: \$2,425.23

**Due Date:** June 19, 2025

Account #: 221007595426

# DO NOT PAY. Your account will be drafted on June 19, 2025

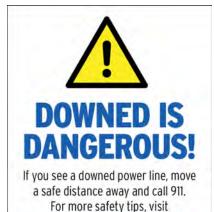
# **Account Summary**

Amount Due by June 19, 2025	\$2,425.23
Current Month's Charges	\$2,425.23
Payment(s) Received Since Last Statement	-\$2,425.23
Previous Amount Due	\$2,425.23
Current Service Period: April 24, 2025 - May 22, 2025	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221007595426 **Due Date:** June 19, 2025

Pay your b

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD 18842 N DALE MABRY HWY LUTZ, FL 33548-4978 Amount Due: \$2,425.23

Payment Amount: \$\_\_\_\_\_

679779275316

Your account will be drafted on June 19, 2025



CYPRESS CREEK J PH 1 & 2 LIGHTS, RUSKIN, FL 33570 Account #: 221007595426 Statement Date: May 29, 2025 Charges Due: June 19, 2025

**Service Period:** Apr 24, 2025 - May 22, 2025

Rate Schedule: Lighting Service

# **Charge Details**



#### **Electric Charges**

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Charges		\$2,425.23
Florida Gross Receipt Tax		\$2.50
Storm Surcharge	1175 kWh @ \$0.01230/kWh	\$14.45
Clean Energy Transition Mechanism	1175 kWh @ \$0.00043/kWh	\$0.51
Storm Protection Charge	1175 kWh @ \$0.00559/kWh	\$6.57
Lighting Fuel Charge	1175 kWh @ \$0.03059/kWh	\$35.94
Lighting Pole / Wire	61 Poles	\$1302.96
Fixture & Maintenance Charge	61 Fixtures	\$1022.21
Lighting Energy Charge	1175 kWh @ \$0.03412/kWh	\$40.09

**Total Current Month's Charges** 

\$2,425.23

government alerts, flood insurance, property protection and more.

**Important Messages** 

**Be Prepared This Storm Season**Visit **FloridaDisaster.org** or your county's emergency management website for

**Quarterly Fuel Source Update** 

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

emergency plans, evacuation and flood

zones, emergency shelter locations,

For more information about your bill and understanding your charges, please visit **TampaElectric.com** 

# Ways To Pay Your Bill



#### **Bank Draft**

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

**Credit or Debit Card** 

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



#### In-Person

Find list of
Payment Agents at
TampaElectric.com



#### Mail A Check

# Payments:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



# Phone Toll Free:

866-689-6469

#### All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### **Contact Us**

# Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TampaElectric.com

#### CYPRESS CREEK OF HILLSBOROUGH CDD

CYPRESS CREEK OF HC CDD C/O GOV MGMT SRVCS TAMPA LLC 19 19TH AVE NW RUSKIN, FL 33570-0000

Statement Date: May 29, 2025

**Amount Due:** \$11,622.99

> **Due Date:** June 19, 2025 Account #: 211003934828

DO NOT PAY. Your account will be drafted on June 19, 2025

# **Account Summary**

Current Service Period: April 24, 2025 - May 22, 2025 Previous Amount Due \$11,623.13 Payment(s) Received Since Last Statement -\$11,623.13 **Current Month's Charges** \$11,622,99 Amount Due by June 19, 2025

\$11,622.99

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003934828 **Due Date:** June 19, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD CYPRESS CREEK OF HC CDD C/O GOV MGMT SRVCS TAMPA LLC 18842 N DALE MABRY HWY LUTZ, FL 33548-4978

**Amount Due:** \$11,622.99 Payment Amount: \$\_

619285682861

Your account will be drafted on June 19, 2025



Service For: 19 19TH AVE NW RUSKIN, FL 33570-0000

Account #: 211003934828 Statement Date: May 29, 2025 Charges Due: June 19, 2025

**Important Messages** 

Be Prepared This Storm Season Visit FloridaDisaster.org or your county's emergency management website for

emergency plans, evacuation and flood

zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update** Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Service Period: Apr 24, 2025 - May 22, 2025

Rate Schedule: Lighting Service

# **Charge Details**



#### **Electric Charges**

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Charges		\$11,622,99
Florida Gross Receipt Tax		\$13.80
Storm Surcharge	6484 kWh @ \$0.01230/kWh	\$79.75
Clean Energy Transition Mechanism	6484 kWh @ \$0.00043/kWh	\$2.79
Storm Protection Charge	6484 kWh @ \$0.00559/kWh	\$36.25
Lighting Fuel Charge	6484 kWh @ \$0.03059/kWh	\$198.35
Lighting Pole / Wire	270 Poles	\$5673.24
Fixture & Maintenance Charge	268 Fixtures	\$5397.58
Lighting Energy Charge	6484 kWh @ \$0.03412/kWh	\$221.23

**Total Current Month's Charges** 

\$11,622.99

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### **Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

**Credit or Debit Card** 

Pay by credit Card

Convenience fee will

be charged.



# **Phone**

using KUBRA EZ-Pay 866-689-6469 at TECOaccount.com.



#### Mail A Check Payments:

#### TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

#### All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### Contact Us

#### Online:

TampaElectric.com Phone:

**Commercial Customer Care:** 

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



June 2, 2025

Invoice Number: 2454480060225 Account Number: 8337 12 028 2454480

Security Code: 4290

Service At: 10202 CARP HOLLOW RD

SUN CITY CENTER FL 33573-6780

#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

Summary Service from 06/02/25 through 07/01/25 details on following pages	
Previous Balance	150.00
Payments Received -Thank You!	-150.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
YOUR AUTO PAY WILL BE PROCESSED 06/19/25	
Total Due by Auto Pay	\$150.00

#### **Auto Pay Notice**

#### **NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Stream the entertainment** your customers love with TV Stream! Call 1-844-939-0524 today.



#### Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 02 06032025 NNNNNNNN 01 995100

CYPRESS CREEK OF HILLSBOROUGH GMS 4530 EAGLE FALLS PL TAMPA FL 33619-9611 June 2, 2025

#### CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480060225 Account Number: 8337 12 028 2454480 Service At: 10202 CARP HOLLOW RD

SUN CITY CENTER FL 33573-6780

**Total Due by Auto Pay** 

\$150.00

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 Page 2 of 4 June 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480060225 Account Number: 8337 12 028 2454480

Security Code: 4290



#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

8633 2390 NO RP 02 06032025 NNNNNNNN 01 995100

Charge Details		
Previous Balance		150.00
EFT Payment	05/19	-150.00
Remaining Balance		\$0.00

Payments received after 06/02/25 will appear on your next bill. Service from 06/02/25 through 07/01/25

Spectrum Business™ Internet	
Spectrum Business	130.00
Internet	
Promotional Discount	-30.00
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$110.00

Spectrum Business™ Internet Total

\$110.00

Spectrum Business™ Voice	
Phone number (813) 213-9899	
Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges	
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00



#### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.35, Florida CST \$4.25, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.





Page 3 of 4 June 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480060225 Account Number: 8337 12 028 2454480

Security Code: 4290

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Spectrum Business Voice** - provided by Charter Communications Operating, LLC's voice subsidiaries.



#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

8633 2390 NO RP 02 06032025 NNNNNNNN 01 995100





June 2, 2025

Invoice Number: 2454498060225 Account Number: **8337 12 028 2454498** 

Security Code: 6288

Service At: 9770 MULBERRY MARSH LN

RUSKIN FL 33573-0227

#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

Summary Service from 06/02/25 through 07/01/25 details on following pages	
Previous Balance	150.00
Payments Received -Thank You!	-150.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
YOUR AUTO PAY WILL BE PROCESSED 06/19/25	
Total Due by Auto Pay	\$150.00

#### **Auto Pay Notice**

#### **NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Stream the entertainment** your customers love with TV Stream! Call 1-844-939-0524 today.



#### Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 02 06032025 NNNNNNNN 01 995472

CYPRESS CREEK OF HILLSBOROUGH GMS 18842 N DALE MABRY HWY LUTZ FL 33548-4978 June 2, 2025

#### CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454498060225 Account Number: 8337 12 028 2454498

Service At: 9770 MULBERRY MARSH LN

RUSKIN FL 33573-0227

**Total Due by Auto Pay** 

\$150.00

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 Page 2 of 4 June 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454498060225 Account Number: 8337 12 028 2454498

Security Code: 6288



#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

8633 2390 NO RP 02 06032025 NNNNNNNN 01 995472

Charge Details		Ì
Previous Balance		150.00
EFT Payment	05/19	-150.00
Remaining Balance		\$0.00

Payments received after 06/02/25 will appear on your next bill. Service from 06/02/25 through 07/01/25

Spectrum Business™ Internet	
Spectrum Business	130.00
Internet	
Promotional Discount	-30.00
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$110.00

Spectrum Business™ Internet Total

\$110.00

Spectrum Business™ Voice	
Phone number (813) 213-9903	
Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges	
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00



#### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.35, Florida CST \$4.25, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.





Page 3 of 4 June 2, 2025

Invoice Number: 2454498060225 8337 12 028 2454498 Account Number:

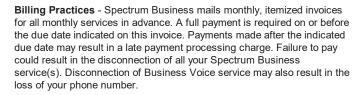
Security Code: 6288

CYPRESS CREEK OF HILLSBOROUGH

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

**Contact Us** 

8633 2390 NO RP 02 06032025 NNNNNNNN 01 995472



Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.





**Cypress Creek CDD** 4648 Eagle Falls Place Tampa, FL 33619 Invoice **117994**Date **06/27/2025** 

Pay Period Ending Control Number 06/30/2025 531-20255

GROSS WAGES	2,400.00
SOCIAL SECURITY & MEDICARE	183.60
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	49.00
SUB-TOTAL	2,632.60
TOTAL INVOICE	2,632.60

PAID - Ref XXXXXXXXXX425 2,632.60 Do Not Remit Payment



9770 MULBERRY MARSH LN SUN CITY CENTER, FL 33573-0227 Statement Date: June 06, 2025

**Amount Due:** \$725.87

> **Due Date:** June 27, 2025 Account #: 221007372990

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

Amount Due by June 27, 2025	\$725.87
Current Month's Charges	\$725.87
Payment(s) Received Since Last Statement	-\$688.03
Previous Amount Due	\$688.03
Current Service Period: May 02, 2025 - June 02, 2025	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 23.48% higher than the same period last year.



Your average daily kWh used was 2.74% lower than it was in your previous period.



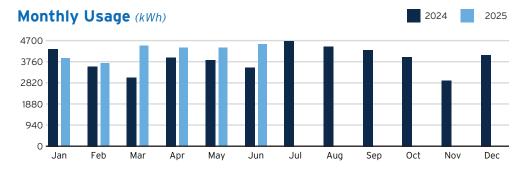
Scan here to view your account online.



TampaElectric.com/BizSave

ways to save energy and money.

Our certified experts can uncover



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007372990 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD 18842 N DALE MABRY HWY LUTZ, FL 33548-4978

**Amount Due:** \$725.87 Payment Amount: \$\_

627927641044

Your account will be drafted on June 27, 2025



### Service For: 9770 MULBERRY MARSH LN SUN CITY CENTER, FL 33573-0227

Account #: 221007372990 Statement Date: June 06, 2025 Charges Due: June 27, 2025

#### **Meter Read**

Service Period: May 02, 2025 - Jun 02, 2025

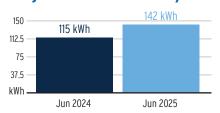
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514240	06/02/2025	38,247	33,708	4,539 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 4,539 kWh @ \$0.08641/kWh \$392.21 Fuel Charge 4,539 kWh @ \$0.03391/kWh \$153.92 4,539 kWh @ \$0.00577/kWh Storm Protection Charge \$26.19 Clean Energy Transition Mechanism 4,539 kWh @ \$0.00418/kWh \$18.97 Storm Surcharge 4,539 kWh @ \$0.02121/kWh \$96.27 Florida Gross Receipt Tax \$18.15 **Electric Service Cost** \$725.87

# Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$725.87

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### **Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



#### In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

#### Payments: TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

#### **Phone** All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### **Contact Us**

Online:

TampaElectric.com

Phone:

**Commercial Customer Care:** 

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909

**Credit or Debit Card** Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com.

Convenience fee will be charged.



Toll Free: 866-689-6469



2024

2025

CYPRESS CREEK COMMUNITY 15491 CYPRESS CREEK BLVD RUSKIN, FL 33573-0000

Statement Date: June 06, 2025

**Amount Due:** \$22.85

> **Due Date:** June 27, 2025 Account #: 211003933838

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

Monthly Usage (kWh)

20 16 12

8

-\$21.36 <b>\$22.85</b>
-\$21.36
\$21.36

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 300% higher than the same period last year.



Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.



Our certified experts can uncover ways to save energy and money.



To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD CYPRESS CREEK COMMUNITY 250 INTERNATIONAL PKWY, STE 280 LAKE MARY, FL 32746-5018

**Amount Due:** \$22.85 Payment Amount: \$\_

605088204799

Your account will be drafted on June 27, 2025

Account #: 211003933838

Due Date: June 27, 2025



15491 CYPRESS CREEK BLVD RUSKIN, FL 33573-0000

Account #: 211003933838 Statement Date: June 06, 2025 Charges Due: June 27, 2025

# **Meter Read**

Meter Location: Irrigation

Service Period: May 02, 2025 - Jun 02, 2025

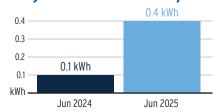
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000496670	06/02/2025	25,972	25,958		14 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 14 kWh @ \$0.08641/kWh \$1.21 Fuel Charge 14 kWh @ \$0.03391/kWh \$0.47 Storm Protection Charge 14 kWh @ \$0.00577/kWh \$0.08 Clean Energy Transition Mechanism 14 kWh @ \$0.00418/kWh \$0.06 Storm Surcharge 14 kWh @ \$0.02121/kWh \$0.30 Florida Gross Receipt Tax \$0.57 **Electric Service Cost** \$22.85

# Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$22.85

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### **Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



# In-Person

Find list of Payment Agents at TampaElectric.com



# Mail A Check

#### Payments: TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

# All Other

P.O. Box 111 Tampa, FL 33601-0111

#### Contact Us

# Online:

TampaElectric.com

#### Phone:

Commercial Customer Care: 866-832-6249

## Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909

**Credit or Debit Card** 

be charged.

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will



**Phone** Toll Free: 866-689-6469

Correspondences: Tampa Electric

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



CYPRESS CREEK OF HILLSBO; C/O DPFG 7154 TRENT CREEK DR RUSKIN, FL 33573-0000

Statement Date: June 06, 2025

**Amount Due:** \$817.84

> **Due Date:** June 27, 2025 Account #: 211003934406

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

Amount Due by June 27, 2025	\$817.84
Current Month's Charges	\$817.84
Previous Amount Due Payment(s) Received Since Last Statement	\$757.11 -\$757.11
Current Service Period: May 02, 2025 - June 02, 2025  Previous Amount Due	\$757.1

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 4.56% higher than the same period last year.



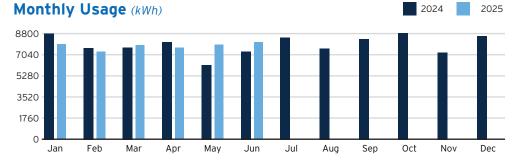
Your peak billing demand was 0% higher than the same period last year.



Scan here to view your account online.



Our certified experts can uncover ways to save energy and money. TampaElectric.com/BizSave



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003934406 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD CYPRESS CREEK OF HILLSBO; C/O DPFG 18842 N DALE MABRY HWY LUTZ, FL 33548-4978

**Amount Due:** \$817.84 Payment Amount: \$\_

605088204802

Your account will be drafted on June 27, 2025



7154 TRENT CREEK DR RUSKIN, FL 33573-0000 Account #: 211003934406 Statement Date: June 06, 2025 Charges Due: June 27, 2025

#### **Meter Read**

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851617	06/02/2025	63,102	55,023	8,079 kWh	1	32 Days
1000851617	06/02/2025	14.67	0	14.67 kW	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge \$33.92 32 days @ \$1.06000 Billing Demand Charge 15 kW @ \$18.07000/kW \$271.05 **Energy Charge** 8,079 kWh @ \$0.00773/kWh \$62.45 Fuel Charge 8,079 kWh @ \$0.03391/kWh \$273.96 Capacity Charge 15 kW @ \$0.30000/kW \$4.50 Storm Protection Charge 15 kW @ \$2.08000/kW \$31.20 \$13.95 **Energy Conservation Charge** 15 kW @ \$0.93000/kW **Environmental Cost Recovery** 8,079 kWh @ \$0.00068/kWh \$5.49 Clean Energy Transition Mechanism 15 kW @ \$1.15000/kW \$17.25 Storm Surcharge 8,079 kWh @ \$0.01035/kWh \$83.62 Florida Gross Receipt Tax \$20.45 **Electric Service Cost** \$817.84

# **Total Current Month's Charges**

\$817.84

# Avg kWh Used Per Day



# Billing Demand (kW)



#### **Load Factor**



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### **Bank Draft**

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.



# In-Person

Find list of
Payment Agents at
TampaElectric.com



# Mail A Check

# Payments:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

# All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### Contact Us

#### Online:

TampaElectric.com

#### Phone:

Commercial Customer Care: 866-832-6249

#### Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

**Power Outage:** 877-588-1010

**Energy-Saving Programs:** 

813-275-3909

# Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will



Phone
Toll Free:
866-689-6469

# be charged. Tampa, FL 33601



Service For: 7154 TRENT CREEK DR RUSKIN, FL 33573-0000

Account #: 211003934406 Statement Date: June 06, 2025 Charges Due: June 27, 2025

# **Important Messages**



CYPRESS CREEK COMMUNITY 10116 GEESE TRAIL CR SUN CITY CENTER, FL 33573-0000 Statement Date: June 06, 2025

**Amount Due:** \$1,902.83

> **Due Date:** June 27, 2025 Account #: 211003934620

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

Current Month's Charges	\$1,902.83
Payment(s) Received Since Last Statement	-\$1,900.11
Previous Amount Due	\$1,900.11
Current Service Period: May 02, 2025 - June 02, 2025	

Amount Due by June 27, 2025

\$1,902.83

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003934620 Due Date: June 27, 2025



# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD CYPRESS CREEK COMMUNITY 18842 N DALE MABRY HWY LUTZ, FL 33548-4978

Amount Due: \$1,902.83 Payment Amount: \$\_

605088204803

Your account will be drafted on June 27, 2025



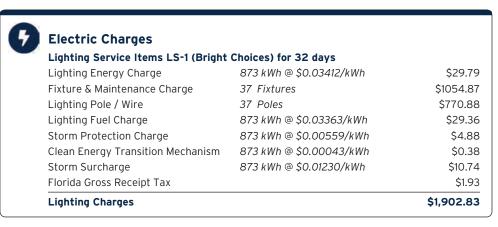
10116 GEESE TRAIL CR SUN CITY CENTER, FL 33573-0000 Account #: 211003934620 Statement Date: June 06, 2025 Charges Due: June 27, 2025

**Important Messages** 

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

# Charge Details



**Total Current Month's Charges** 

\$1,902.83

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### **Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



# In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

#### Payments: TECO

All Other Correspondences:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



using KUBRA EZ-Pay at TECOaccount.com.

**Credit or Debit Card** 

Convenience fee will be charged.

Pay by credit Card



# **Phone**

866-689-6469

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### Contact Us

#### Online:

TampaElectric.com

#### Phone:

**Commercial Customer Care:** 

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



15536 WICKED STRONG ST SUN CITY CENTER, FL 33573-0207 Statement Date: June 06, 2025

**Amount Due:** 

Your Energy Insight

period last year.

previous period.

\$113.91

**Due Date:** June 27, 2025 **Account #:** 221007730122

Your average daily kWh used was 216.67% higher than the same

Your average daily kWh used was 5% lower than it was in your

# DO NOT PAY. Your account will be drafted on June 27, 2025

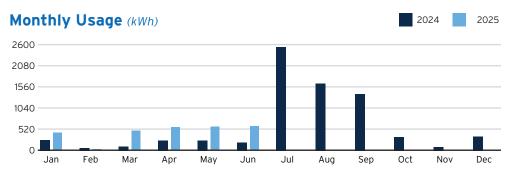
# **Account Summary**

Amount Due by June 27, 2025	\$113.91
Current Month's Charges	\$113.91
Payment(s) Received Since Last Statement	-\$108.73
Previous Amount Due	\$108.73
Current Service Period: May 02, 2025 - June 02, 2025	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view

your account online.



Our certified experts can uncover ways to save energy and money. TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007730122 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD 250 INTERNATIONAL PKWY, STE 280 LAKE MARY, FL 32746-5018

**Amount Due:** \$113.91 Payment Amount: \$\_

602001835977

Your account will be drafted on June 27, 2025



15536 WICKED STRONG ST SUN CITY CENTER, FL 33573-0207 Account #: 221007730122 Statement Date: June 06, 2025 Charges Due: June 27, 2025

#### **Meter Read**

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000565421	06/02/2025	30,236	29,636	600 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 600 kWh @ \$0.08641/kWh \$51.85 Fuel Charge 600 kWh @ \$0.03391/kWh \$20.35 600 kWh @ \$0.00577/kWh Storm Protection Charge \$3.46 Clean Energy Transition Mechanism 600 kWh @ \$0.00418/kWh \$2.51 Storm Surcharge 600 kWh @ \$0.02121/kWh \$12.73 Florida Gross Receipt Tax \$2.85 **Electric Service Cost** \$113.91

# Avg kWh Used Per Day



**Important Messages** 

**Total Current Month's Charges** 

\$113.91

For more information about your bill and understanding your charges, please visit **TampaElectric.com** 

# Ways To Pay Your Bill



#### **Bank Draft**

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.



# In-Person

Find list of
Payment Agents at
TampaElectric.com



#### Mail A Check

# Payments:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

# All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### **Contact Us**

#### Online:

TampaElectric.com **Phone:** 

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

**Power Outage:** 877-588-1010

**Energy-Saving Programs:** 

813-275-3909



Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will



Phone
Toll Free:
866-689-6469

be charged. Tampa, FL 33601-0



CYPRESS CREEK COMMUNITY 15592 CYPRESS CREEK BLVD RUSKIN, FL 33573-0000

Statement Date: June 06, 2025

**Amount Due:** \$323.94

> **Due Date:** June 27, 2025 Account #: 211003933580

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

Amount Due by June 27, 2025	\$323.94
Current Month's Charges	\$323.94
Payment(s) Received Since Last Statement	-\$255.46
Previous Amount Due	\$255.46
Current Service Period: May 02, 2025 - June 02, 2025	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 454.55% higher than the same period last year.



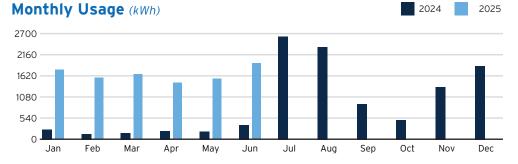
Your average daily kWh used was 17.31% higher than it was in your previous period.



Scan here to view your account online.



Our certified experts can uncover ways to save energy and money. TampaElectric.com/BizSave



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003933580 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD CYPRESS CREEK COMMUNITY 250 INTERNATIONAL PKWY, STE 280 LAKE MARY, FL 32746-5018

**Amount Due:** \$323.94 Payment Amount: \$\_

605088204798

Your account will be drafted on June 27, 2025



15592 CYPRESS CREEK BLVD RUSKIN, FL 33573-0000 Account #: 211003933580 Statement Date: June 06, 2025 Charges Due: June 27, 2025

# **Meter Read**

Meter Location: Irrigation

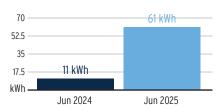
Service Period: May 02, 2025 - Jun 02, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	-	Total Used	Multiplier	Billing Period
1000496669	06/02/2025	35,639	33,687		1,952 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 1,952 kWh @ \$0.08641/kWh \$168.67 Fuel Charge 1,952 kWh @ \$0.03391/kWh \$66.19 Storm Protection Charge 1,952 kWh @ \$0.00577/kWh \$11.26 Clean Energy Transition Mechanism 1,952 kWh @ \$0.00418/kWh \$8.16 Storm Surcharge 1,952 kWh @ \$0.02121/kWh \$41.40 Florida Gross Receipt Tax \$8.10 **Electric Service Cost** \$323.94

# Avg kWh Used Per Day



**Important Messages** 

**Total Current Month's Charges** 

\$323.94

For more information about your bill and understanding your charges, please visit **TampaElectric.com** 

# Ways To Pay Your Bill



#### **Bank Draft**

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

**Credit or Debit Card** 

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



#### In-Person

Find list of
Payment Agents at
TampaElectric.com



#### Mail A Check

# Payments:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

# Phone Toll Free:

866-689-6469

#### All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### **Contact Us**

Online:

 ${\sf TampaElectric.com}$ 

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:** 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



4770 NE 19 AVE RUSKIN, FL 33573 Statement Date: June 06, 2025

**Amount Due:** \$111.74

> **Due Date:** June 27, 2025 **Account #:** 221001581182

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

\$111.74
-\$99.30
\$99.30

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 37.93% lower than the same period last year.



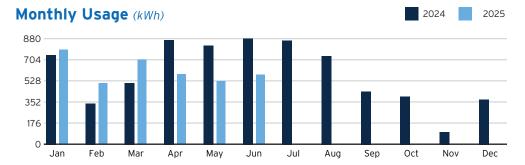
Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.



Our certified experts can uncover ways to save energy and money. TampaElectric.com/BizSave



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221001581182 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD 18842 N DALE MABRY HWY LUTZ, FL 33548-4978

**Amount Due:** \$111.74 Payment Amount: \$\_

637804178759

Your account will be drafted on June 27, 2025



Service For: 4770 NE 19 AVE **RUSKIN, FL 33573** 

Account #: 221001581182 Statement Date: June 06, 2025 Charges Due: June 27, 2025

#### **Meter Read**

Service Period: May 02, 2025 - Jun 03, 2025

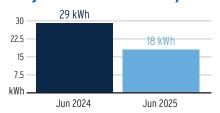
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851608	06/03/2025	39,272	38,690	582 kWh	1	33 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 33 days @ \$0.63000 \$20.79 **Energy Charge** 582 kWh @ \$0.08641/kWh \$50.29 Fuel Charge 582 kWh @ \$0.03391/kWh \$19.74 582 kWh @ \$0.00577/kWh \$3.36 Storm Protection Charge Clean Energy Transition Mechanism 582 kWh @ \$0.00418/kWh \$2.43 Storm Surcharge 582 kWh @ \$0.02121/kWh \$12.34 Florida Gross Receipt Tax \$2.79 **Electric Service Cost** \$111.74

# Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$111.74

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### **Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



# In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

#### Payments: TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

# All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### **Contact Us**

Online:

TampaElectric.com

Phone:

**Commercial Customer Care:** 

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909

**Credit or Debit Card** 

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com.

Convenience fee will be charged.



**Phone** Toll Free: 866-689-6469



CYPRESS CREEK COMMUNITY 15441 CYPRESS CREEK BLVD RUSKIN, FL 33573-0000

Statement Date: June 06, 2025

**Amount Due:** \$92.46

> **Due Date:** June 27, 2025 Account #: 211003934034

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

-\$63.97 <b>\$92.46</b>
-\$63.97
\$63.97

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 7.69% higher than the same period last year.



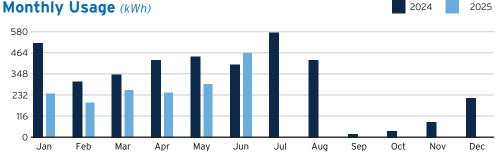
Your average daily kWh used was 40% higher than it was in your previous period.



Scan here to view your account online.







Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003934034 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD CYPRESS CREEK COMMUNITY 18842 N DALE MABRY HWY LUTZ, FL 33548-4978

**Amount Due:** \$92.46 Payment Amount: \$\_

605088204800

Your account will be drafted on June 27, 2025



15441 CYPRESS CREEK BLVD RUSKIN, FL 33573-0000 Account #: 211003934034 Statement Date: June 06, 2025 Charges Due: June 27, 2025

# **Meter Read**

Meter Location: Irrigation

**Service Period:** May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total U	sed Multiplier	Billing Period
1000496672	06/02/2025	33,434	32,972	462 kV	/h 1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 462 kWh @ \$0.08641/kWh \$39.92 Fuel Charge 462 kWh @ \$0.03391/kWh \$15.67 Storm Protection Charge 462 kWh @ \$0.00577/kWh \$2.67 Clean Energy Transition Mechanism 462 kWh @ \$0.00418/kWh \$1.93 Storm Surcharge 462 kWh @ \$0.02121/kWh \$9.80 Florida Gross Receipt Tax \$2.31 **Electric Service Cost** \$92.46

# Avg kWh Used Per Day



**Important Messages** 

**Total Current Month's Charges** 

\$92.46

For more information about your bill and understanding your charges, please visit **TampaElectric.com** 

# Ways To Pay Your Bill



#### **Bank Draft**

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

**Credit or Debit Card** 

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



# Phone

Toll Free: 866-689-6469

In-Person

Payment Agents at

TampaElectric.com

Find list of

#### Mail A Check

# Payments:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

#### All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### **Contact Us**

# Online:

 ${\sf TampaElectric.com}$ 

#### Phone:

Commercial Customer Care: 866-832-6249

# Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

**Power Outage:** 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



CYPRESS CREEK OF HILLSBO 7152 TRENT CREEK DR PMP RUSKIN, FL 33573-0000

Statement Date: June 06, 2025

**Amount Due:** \$145.58

> **Due Date:** June 27, 2025 Account #: 211003934265

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

Amount Due by June 27, 2025	\$145.58
Current Month's Charges	\$145.58
Payment(s) Received Since Last Statement	-\$95.94
Previous Amount Due	\$95.94
Current Service Period: May 02, 2025 - June 02, 2025	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 56.25% higher than the same period last year.



Your average daily kWh used was 47.06% higher than it was in your previous period.



Scan here to view your account online.



TampaElectric.com/BizSave

Our certified experts can uncover

ways to save energy and money.

#### Monthly Usage (kWh) 2024 2025 1200 960 720 480 240 Jul Feb Mar Oct Nov Dec Jan Apr May Jun Aug Sep

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003934265 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD CYPRESS CREEK OF HILLSBO 18842 N DALE MABRY HWY LUTZ, FL 33548-4978

**Amount Due:** \$145.58 Payment Amount: \$\_

605088204801

Your account will be drafted on June 27, 2025



7152 TRENT CREEK DR PMP RUSKIN, FL 33573-0000

Account #: 211003934265 Statement Date: June 06, 2025 Charges Due: June 27, 2025

#### **Meter Read**

Service Period: May 02, 2025 - Jun 02, 2025

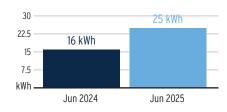
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000595500	06/02/2025	43,519	42,715	804 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 804 kWh @ \$0.08641/kWh \$69.47 Fuel Charge 804 kWh @ \$0.03391/kWh \$27.26 804 kWh @ \$0.00577/kWh \$4.64 Storm Protection Charge Clean Energy Transition Mechanism 804 kWh @ \$0.00418/kWh \$3.36 Storm Surcharge 804 kWh @ \$0.02121/kWh \$17.05 Florida Gross Receipt Tax \$3.64 **Electric Service Cost** \$145.58

# Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$145.58

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### **Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

**Credit or Debit Card** 



#### In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

#### Payments: TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

# **Phone**

using KUBRA EZ-Pay at TECOaccount.com.

Convenience fee will be charged.

Pay by credit Card



Toll Free: 866-689-6469

#### All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### **Contact Us**

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249 Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



10008 MERRY FAWN CT, A SUN CITY CENTER, FL 33573-6784 Statement Date: June 06, 2025

**Amount Due:** \$348.95

> **Due Date:** June 27, 2025 Account #: 221006799029

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

Amount Due by June 27, 2025	\$348.95
Current Month's Charges	\$348.95
Payment(s) Received Since Last Statement	-\$318.77
Previous Amount Due	\$318.77
Current Service Period: May 02, 2025 - June 02, 2025	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 3.13% higher than the same period last year.



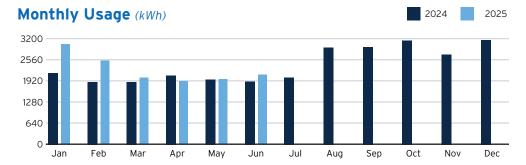
Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.



Our certified experts can uncover ways to save energy and money. TampaElectric.com/BizSave



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221006799029 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH 18842 N. DALE MABRY HWY LUTZ, FL 33548

**Amount Due:** \$348.95 Payment Amount: \$\_

622989383962

Your account will be drafted on June 27, 2025



10008 MERRY FAWN CT A, SUN CITY CENTER, FL 33573-6784 Account #: 221006799029 Statement Date: June 06, 2025 Charges Due: June 27, 2025

#### **Meter Read**

Service Period: May 02, 2025 - Jun 02, 2025

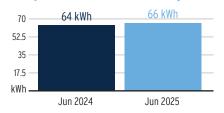
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000491573	06/02/2025	20,838	18,725	2,113 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 2,113 kWh @ \$0.08641/kWh \$182.58 Fuel Charge 2,113 kWh @ \$0.03391/kWh \$71.65 2,113 kWh @ \$0.00577/kWh Storm Protection Charge \$12.19 Clean Energy Transition Mechanism 2,113 kWh @ \$0.00418/kWh \$8.83 Storm Surcharge 2,113 kWh @ \$0.02121/kWh \$44.82 Florida Gross Receipt Tax \$8.72 **Electric Service Cost** \$348.95

# Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$348.95

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### **Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



# In-Person

Find list of Payment Agents at TampaElectric.com



# Mail A Check

#### Payments: TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

#### All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

# **Contact Us**

#### Online:

TampaElectric.com

#### Phone:

**Commercial Customer Care:** 866-832-6249

# Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909



Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



**Phone** Toll Free: 866-689-6469



10202 CARP HOLLOW RD SUN CITY CENTER, FL 33573-6780 Statement Date: June 06, 2025

**Amount Due:** \$457.25

> **Due Date:** June 27, 2025 Account #: 221003904697

# DO NOT PAY. Your account will be drafted on June 27, 2025

# **Account Summary**

Amount Due by June 27, 2025	\$457.25
Current Month's Charges	\$457.25
Payment(s) Received Since Last Statement	-\$426.84
Previous Amount Due	\$426.84
Current Service Period: May 02, 2025 - June 02, 2025	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# Your Energy Insight



Your average daily kWh used was 7.32% higher than the same period last year.



Your average daily kWh used was 1.12% lower than it was in your previous period.

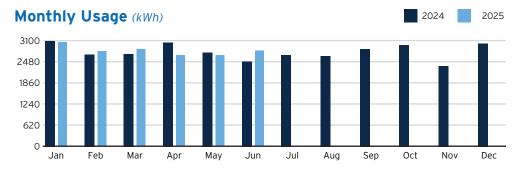


Scan here to view your account online.



Our certified experts can uncover ways to save energy and money.

TampaElectric.com/BizSave



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221003904697 Due Date: June 27, 2025

# Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CYPRESS CREEK OF HILLSBOROUGH CDD 18842 N DALE MABRY HWY LUTZ, FL 33548-4978

**Amount Due:** \$457.25 Payment Amount: \$\_

652618902807

Your account will be drafted on June 27, 2025



### Service For:

10202 CARP HOLLOW RD SUN CITY CENTER, FL 33573-6780 Account #: 221003904697 Statement Date: June 06, 2025 Charges Due: June 27, 2025

## **Meter Read**

Service Period: May 02, 2025 - Jun 02, 2025

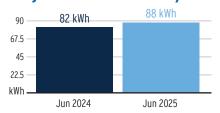
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000506228	06/02/2025	60,623	57,813	2,810 kWh	1	32 Days

# **Charge Details**

### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 2,810 kWh @ \$0.08641/kWh \$242.81 Fuel Charge 2,810 kWh @ \$0.03391/kWh \$95.29 2,810 kWh @ \$0.00577/kWh Storm Protection Charge \$16.21 Clean Energy Transition Mechanism 2,810 kWh @ \$0.00418/kWh \$11.75 Storm Surcharge 2,810 kWh @ \$0.02121/kWh \$59.60 Florida Gross Receipt Tax \$11.43 **Electric Service Cost** \$457.25

# Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$457.25

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



# **Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at TampaElectric.com



### Mail A Check

### Payments: TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

# All Other

P.O. Box 111

## **Contact Us**

### Online:

TampaElectric.com Phone:

**Commercial Customer Care:** 

866-832-6249 Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909



be charged.

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will



**Phone** Toll Free: 866-689-6469

Correspondences: Tampa Electric

Tampa, FL 33601-0111

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

# SECTION XIII Subsection B

Community Development District

Unaudited Financial Reporting June 30, 2025



# **Table of Contents**

Balance Sheet	1
General Fund	2-3
Capital Reserve Fund	4
Debt Service Fund Series 2015A-1	5
Debt Service Fund Series 2017A	6
Month to Month	7-8
Long Term Debt Report	9
Assessment Receipt Schedule	10

# Cypress Creek of Hillborough County Community Development District

Community Development District Combined Balance Sheet June 30, 2025

			june 50	,, = 0 = 0				
		General Fund	Сар	ital Reserve Fund	L	Debt Service Fund	Gove	Totals rnmental Funds
		1 0.710		1 0.710.		1 00100	4070.	
Assets:								
Cash:								
Operating Account	\$	52,570	\$	-	\$	-	\$	52,570
Capital Reserve Account		-		102,989		-		102,989
Due from General Fund		-		-		24,709		24,709
Prepaid Expenses		18,305		-		-		18,305
Deposits		11,374		-		-		11,374
Investments:								
State Board of Administration		779,614		-		-		779,614
<u>Series 2015A-1</u>								
Reserve		-		-		340,000		340,000
Revenue		-		-		538,923		538,923
Interest		-		-		-		-
Sinking Fund		-		-		-		-
Prepayment		-		-		3,682		3,682
<u>Series 2017</u>								
Reserve		-		-		75,000		75,000
Revenue		-		-		22,533		22,533
Interest		-		-		46		46
Total Assets	\$	861,862	\$	102,989	\$	1,004,893	\$	1,969,743
Liabilities:								
Accounts Payable	\$	11,339	\$	_	\$	_	\$	11,339
Accrued Expenses	4	18,820	4	_	*	_	*	18,820
Deferred Revenue		-		_		_		-
Due to Debt Service		24,709		_		_		24,709
Due to Debt Service		24,709						24,707
Total Liabilites	\$	54,868	\$	-	\$	-	\$	54,868
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	18,305	\$	-	\$	-	\$	18,305
Deposits	\$	11,374	\$	-	\$	-	\$	11,374
Restricted for:								
Debt Service - Series 2015A-1		-		-		903,277		903,277
Debt Service - Series 2017		-		-		101,616		101,616
Assigned for:								
Capital Reserves		-		102,989		-		102,989
Unassigned		777,316		-		-		777,316
Total Fund Balances	\$	806,994	\$	102,989	\$	1,004,893	\$	1,914,876
Total Liabilities & Fund Balance	\$	861,862	\$	102,989	\$	1,004,893	\$	1,969,743
Dan Babarros es l'urra Bararrec	Ψ '	001,001	Ψ '		Ψ	1,00-1,000	Ψ	1,505,1-10

# **Community Development District**

# **General Fund**

# Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual	
	Budget	Th	ru 06/30/25	Th	ru 06/30/25	Variance
Revenues:						
Revenues.						
Assessments - Tax Roll	\$ 1,641,584	\$	1,641,584	\$	1,646,555	\$ 4,971
Rental Revenue	500		375		350	(25)
Interest Income/Miscellaneous Income	100		75		16,464	16,389
Total Revenues	\$ 1,642,184	\$	1,642,034	\$	1,663,369	\$ 21,336
Expenditures:						
General & Administrative:						
Supervisor Compensation	\$ 10,000	\$	7,500	\$	7,246	\$ 254
Payroll Taxes	918		689		597	92
Payroll Services	741		556		343	213
Engineering Services	5,000		3,750		2,391	1,359
Dissemination Agent	3,392		2,544		2,544	(0)
Arbitrage	1,200		900		-	900
Attorney Fees	36,000		27,000		17,511	9,489
Annual Audit	3,600		3,600		3,600	-
Trustee Fees	9,644		7,233		6,052	1,181
Meeting Room Rental	1,100		825		800	25
Management Consulting Services	33,390		25,043		25,042	1
Administrative Fees	6,678		5,009		5,013	(5)
Accounting Services	13,913		10,434		10,431	3
Assessment Roll	5,000		5,000		5,000	-
Other Current Charges	500		375		2,119	(1,744)
Postage	1,000		750		578	172
Office Supplies	1,000		750		-	750
Legal Advertising	5,000		3,750		742	3,008
Insurance (Liability, Property, & Casualty)	89,956		67,467		43,254	24,213
Dues, License, & Subscruptions	175		175		175	-
Information Technology	1,475		1,106		1,106	(0)
Website Setup & Administration	2,615		1,962		2,019	(57)
Total General & Administrative	\$ 232,296	\$	176,416	\$	136,563	\$ 39,853
Operations & Maintenance						
Field Expenditures						
Field Management	\$ 20,591	\$	15,443	\$	15,443	\$ (0)
Electric Services	10,000		7,500		8,679	(1,179)
Streetlights	200,000		150,000		147,133	2,867
Lake/Pond Maintenance	22,909		17,182		17,563	(382)
Mitigation Monitoring	3,200		2,400		5,900	(3,500)
Landscape Maintenance	374,980		281,235		281,235	0
Irrigation Maintenance & Repair	20,000		15,000		6,375	8,625
Field Repairs and Maintenance	35,000		26,250		30,530	(4,280)
Landscape Replacement	45,000		33,750		12,320	21,430
Pet Waste Removal Services	8,637		6,478		10,213	(3,735)
Holiday Lighting & Décor	10,000		7,500		7,286	214
Power Washing	10,000		7,500		4,566	2,934
Water Management District Reporting/Monitoring	2,898		2,174		2,174	11.650
Contingency	20,000		15,000		3,350	11,650
Subtotal Field Expenditures	\$ 783,214	\$	587,411	\$	552,767	\$ 34,643

# Community Development District

# **General Fund**

# Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget		Actual	
	Budget	Th	ru 06/30/25	Th	ru 06/30/25	Variance
Amenity Expenditures						
Amenity Management	\$ 350,000	\$	262,500	\$	262,500	\$ (0)
Security Patrolling	88,159		66,119		58,317	7,802
Closed Ciruit Cameras	6,768		5,076		8,714	(3,638)
Emergency Phone & PA System	2,010		1,508		1,035	472
Internet	6,048		4,536		4,638	(102)
Utility- Electric Services	25,000		18,750		15,512	3,238
Utility-Water & Sewer	20,000		15,000		7,275	7,725
Pest Control	3,000		2,250		2,366	(116)
Amenity Repairs & Maintenance	9,000		6,750		17,504	(10,754)
Pool Service Contract	34,800		26,100		33,070	(6,970)
Pool Maintenance & Repairs	1,500		1,125		2,502	(1,377)
Furniture Repairs	5,000		3,750		-	3,750
Refuse Service	12,336		9,252		9,978	(726)
Janitorial Services	15,000		11,250		10,345	905
Event Planning	10,000		7.500		5,264	2,236
Dues, License, & Subscriptions	825		619		825	(207)
Contingency	5,000		3,750		6,306	(2,556)
Subtotal Amenity Expenditures	\$ 594,446	\$	445,834	\$	446,151	\$ (317)
Total Operations & Maintenance	\$ 1,377,660	\$	1,033,245	\$	998,918	\$ 34,327
Total Expenditures	\$ 1,609,956	\$	1,209,661	\$	1,135,481	\$ 74,180
Excess (Deficiency) of Revenues over Expenditures	\$ 32,228			\$	527,888	
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ (32,228)	\$	-	\$	-	\$ -
Total Other Financing Sources/(Uses)	\$ (32,228)	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ •			\$	527,888	
Fund Balance - Beginning	\$ -			\$	279,106	
Fund Balance - Ending	\$ -			\$	806,994	

# **Community Development District**

# **Capital Reserve Fund**

# Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	06/30/25	Thr	u 06/30/25	V	Variance
Revenues							
Interest	\$ 3,607	\$	2,705	\$	9	\$	(2,697)
Total Revenues	\$ 3,607	\$	2,705	\$	9	\$	(2,697)
Expenditures:							
Capital Outlay	\$ 62,521	\$	25,079	\$	25,079	\$	-
Bank Fees	\$ -	\$	-	\$	605	\$	(605)
Total Expenditures	\$ 62,521	\$	25,079	\$	25,684	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ (58,914)			\$	(25,676)		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ 32,228	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ 32,228	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (26,686)			\$	(25,676)		
Fund Balance - Beginning	\$ 128,872			\$	128,665		
Fund Balance - Ending	\$ 102,186			\$	102,989		

# **Community Development District**

# **Debt Service Fund Series 2015A-1**

# Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 06/30/25	Th	ru 06/30/25	1	/ariance
Revenues:							
Assessments - Tax Roll	\$ 1,520,379	\$	1,520,379	\$	1,524,981	\$	4,602
Interest	100		75		38,778		38,703
Total Revenues	\$ 1,520,479	\$	1,520,454	\$	1,563,759	\$	43,305
Expenditures:							
Interest - 11/1	\$ 359,994	\$	359,994	\$	359,994	\$	-
Principal - 5/1	815,000		815,000		815,000		-
Interest - 5/1	359,994		359,994		359,994		-
Total Expenditures	\$ 1,534,988	\$	1,534,988	\$	1,534,988	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ (14,508)			\$	28,771		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (14,508)			\$	28,771		
Fund Balance - Beginning	\$ 520,182			\$	874,505		
Fund Balance - Ending	\$ 505,674			\$	903,277		

**Community Development District** 

# **Debt Service Fund Series 2017A**

# Statement of Revenues, Expenditures, and Changes in Fund Balance

	A	dopted	Prora	ited Budget		Actual		
	I	Budget	Thru	06/30/25	Thr	u 06/30/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	22,131	\$	22,131		22,198	\$	67
Assessments - Prepayment	\$	-	\$	-		3,682	\$	3,682
Interest		100		75		3,064		22,123
Total Revenues	\$	22,231	\$	22,206		\$28,945	\$	25,872
Expenditures:								
Interest - 11/1	\$	8,100	\$	8,100	\$	8,100	\$	-
Principal - 5/1		5,000		5,000		5,000		-
Interest - 5/1		8,100		8,100		8,100		-
Total Expenditures	\$	21,200	\$	21,200	\$	21,200	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	1,031			\$	7,745		
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	1,031			\$	7,745		
Fund Balance - Beginning	\$	18,421			\$	93,871		
Fund Balance - Ending	\$	19,453			\$	101,616		

# Cypress Creek of Hillborough County Community Development District

Month to Month

		Oct	N	ov	Dec		Jan		Feb	Marc	h	Aŗ	pril	Ì	May	J	une	j	uly		Aug		Sept		Total
Revenues:																									
	\$		\$ 3	33,308	\$ 1,327,913	\$	239,859	\$	13,402	\$ 5	777 \$	r 1	12,972	\$	2,288	\$	11,036	\$		\$		\$		\$	1,646,55
Assessments - Tax Roll Rental Revenue	Þ	300	<b>J</b>	33,300	\$ 1,327,913	Φ.	237,037	Ф	50	<b>ў</b> 3	777 \$		12,7/2	Ф	2,200	Ф	11,030	Þ	-	Þ	-	Φ	-	Ф	350
Interest Income/Miscellaneous Income		618		103	108		82		1,465	2	958		2,901		- 5,367		2,862		-		-		-		16,464
·													-				-								
Total Revenues	\$	918	\$ 3	33,411	\$ 1,328,021	\$ :	239,941	\$	14,917	\$ 8	735 \$	\$ 1	15,872	\$	7,655	\$	13,898	\$	-	\$	-	\$	-	\$	1,663,369
Expenditures:																									
General & Administrative:																									
Supervisor Compensation	\$	1,000	\$	1,000	\$ -	\$		\$	600	\$	600 \$	\$	600	\$	1,600	\$	1,846	\$	-	\$	-	\$	-	\$	7,246
Payroll Taxes		77		77	-		-		46		46		46		122		183		-		-		-		596
Payroll Services		49		49	-		-		49		49		49		49		49		-		-		-		343
Engineering Services		80		1,365	-		-		-		946		-		-		-		-		-		-		2,391
Dissemination Agent		283		283	283		283		283		283		283		283		283		-		-		-		2,544
Arbitrage		-		-			-		-				-		-		-		-		-				
Attorney Fees		1,568		908	-		413		1,238	2	831		3,465		2,310		4,780		-		-		-		17,511
Annual Audit				_	-		_		3,600		_								_		_		_		3,600
Trustee Fees		355		355	3,547		_		-,		_				_		1,796		_		_		_		6,052
Meeting Room Rental		100		100	-				100		100		100		100		200								800
Management Consulting Services		2,782		2,782	2,782		2,782		2,782	2	782		2,782		2,782		2,782								25,042
										2									-		-		-		
Administrative Fees		557		557	557		557		557		557		557		557		557		-		-		-		5,013
Accounting Services		1,159		1,159	1,159		1,159		1,159	1	159		1,159		1,159		1,159		-		-		-		10,431
Assessment Roll		5,000		-	-		-		-		-		-		-		-		-		-		-		5,000
Other Current Charges		200		185	179		113		170		704		243		157		167		-		-		-		2,119
Postage		193		62	65		30		27		91		52		32		27		-		-		-		578
Office Supplies		-		-	-		-		-		-		-		-		-		-		-		-		-
Legal Advertising		-		-	-		-		-		77		114		-		552		-		-		-		742
Insurance (Liability, Property, & Casualty)		5,419		4,729	4,729		4,729		4,729	4	729		4,729		4,729		4,729		-		-		-		43,254
Dues, License, & Subscruptions		175		-	-		-		-		-		-		-		-		-		-		-		175
Information Technology		123		123	123		123		123		123		123		123		123		-		-		-		1,106
Website Setup & Administration		298		298	51		215		215		215		215		215		295		-		-		-		2,019
Total General & Administrative	\$	19,417	\$ 1	14,031	\$ 13,475	\$	10,404	\$	15,679	\$ 15	292 \$	<b>\$</b> 1	14,517	\$	14,219	\$	19,528	\$		\$		\$		- \$	136,563
Operations & Maintenance																									
Field Expenditures																									
Field Management	\$	1,716	\$	1,716	\$ 1,716	\$	1,716	\$	1,716	\$ 1	716 \$	\$	1,716	\$	1,716	\$	1,716	\$	-	\$	-	\$	-	\$	15,443
Electric Services		720		945	1,022		853		1,035		955		964		1,159		1,026		_		-		_		8,679
Streetlights		16,509	1	16,515	16,478		16,195		16,206		306	1	16,306		16,309		16,309		_		_		_		147,133
Lake/Pond Maintenance		1,909		1,909	1,909		1,909		1,985		985		1,985		1,985		1,985						_		17,563
Mitigation Monitoring		-		-	5,100		-		-		800		-		-		-		_		-		_		5,900
-																			-		-		-		
Landscape Maintenance		31,248	3	31,248	31,248		31,248		31,248		248		31,248		31,248		31,248		-		-		-		281,235
Irrigation Maintenance & Repair		431		-	2066		605		7 102		039		1,759		2,542		-		-		-		-		6,375
Field Repairs and Maintenance		3,645		-	2,866		2,703		7,182		703		2,553		1,879		-		-		-		-		30,530
Landscape Replacement		500		-	8,320		3,225		-		275		-		-		-		-		-		-		12,320
Pet Waste Removal Services		1,170		1,170	1,170		1,170		1,170	1	170		1,170		903		1,120		-		-		-		10,213
Holiday Lighting & Décor		-		6,324	262		700		-		-		-		-		-		-		-		-		7,286
Power Washing		-		-	-		-		-		-		4,566		-		-		-		-		-		4,566
Water Management District Reporting/Monitoring		242		242	242		242		242		242		242		242		242		-		-		-		2,174
Contingency		1,050		1,200	-		-		350		-		-		700		50		-		-		-		3,350
	\$	59,140	\$ 6	61,269	\$ 70,333	\$	60,565	\$	61,134	\$ 65	440 \$		62,508	\$	58,683	\$	53,696	\$		\$		\$		- \$	552,767

# Cypress Creek of Hillborough County Community Development District Month to Month

	Oct		Nov		Dec	Jan		Feb		March		April		May		June		July		Aug		Se	ept		Total
Amenity Expenditures																									
Amenity Management	\$ 29,167	\$	29,167	\$	29,167	\$ 29,167	\$	29,167	\$	29,167	\$	29,167	\$	29,167	\$	29,167	\$	-	\$	-		\$	-	\$	262,500
Security Patrolling	13,718		6,732		983	6,794		6,994		7,233		8,640		-		7,224		-		-			-		58,317
Closed Ciruit Cameras	792		792		840	840		800		800		1,130		1,923		800		-		-			-		8,714
Emergency Phone & PA System	129		129		129	129		129		129		130		-		130		-		-			-		1,035
Internet	586		489		519	519		519		519		519		519		450		-		-			-		4,638
Utility- Electric Services	1,320		1,601		1,588	1,581		1,913		1,879		1,872		2,001		1,757		-		-			-		15,512
Utility-Water & Sewer	612		854		682	704		693		831		903		878		1,117		-		-			-		7,275
Pest Control	294		294		294	294		-		120		120		430		520		-		-			-		2,366
Amenity Repairs & Maintenance	328		1,152		150	563		1,803		3,155		9,919		285		150		-		-			-		17,505
Pool Service Contract	3,745		3,495		3,495	3,495		3,495		3,663		3,931		3,551		4,200		-		-			-		33,070
Pool Maintenance & Repairs	76		812		201	1,285		-		-		-		-		128		-		-			-		2,502
Furniture Repairs	-		-		-			-		-		-		-		-		-		-			-		-
Refuse Service	1,087		667		1,587	1,067		1,067		1,067		1,067		1,183		1,183		-		-			-		9,978
Janitorial Services	1,105		1,105		1,105	1,105		1,105		1,105		1,105		1,105		1,505		-		-			-		10,345
Event Planning	58		195		184	714		1,450		1		520		775		1,367		-		-			-		5,264
Dues, License, & Subscriptions	-		-		-	-		-		-		-		550		275		-		-			-		825
Contingency	3,229		517		1,412	-		125		196		426		161		239		-		-			-		6,306
Subtotal Amenity Expenditures	\$ 56,244	\$	48,001	\$	42,335	\$ 48,258	\$	49,259	\$	49,866	\$	59,448	\$	42,527	\$	50,212	\$		- \$		-	\$		\$	446,151
Total Operations & Maintenance	\$ 115,384	\$	109,269	\$	112,668	\$ 108,824	\$	110,393	\$	115,305	\$	121,956	\$	101,211	\$	103,908	\$		- \$		-	\$		\$	998,918
Total Expenditures	\$ 134,801	\$	123,300	\$	126,142	\$ 119,228	\$	126,072	\$	130,597	\$	136,474	\$	115,430	\$	123,436	\$		- \$		-	\$		\$	1,135,481
Excess (Deficiency) of Revenues over Expenditures	\$ (133,883)	\$	(89.889)	<b>\$</b> 1	1,201,879	\$ 120,713	\$	(111,155)	\$	(121.862)	\$	(120.601)	\$	(107.774)	\$	(109.538)	\$		- \$		-	\$		. \$	527,889
Other Financing Sources/Uses:	(,)		(21)221)		-,,	,		(,)		(===)===)		(===,===)		(==+,-+=)	Ť	(===,===)									,
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		\$		\$	
Total Other Financing Sources/Uses	\$ -	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$		- \$		-	\$		. \$	
Net Change in Fund Balance	\$ (133,883)	¢	(00 000)	¢ 1	1,201,879	\$ 120,713	¢	(111,155)	¢	(121 062)	¢	(120,601)	¢	(107 774)	¢	(109,538)	¢		- \$			¢		· \$	527,88

# **Community Development District**

# Long Term Debt Report

Series 2015A-1 Capital Improvement Reve	nue and Refunding Bo	onds
L. D.	2	550/ 50/
Interest Rate:	3.	75% - 5%
Maturity Date:		5/1/37
Reserve Fund Definition:	Max	Annual Debt
Reserve Fund Requirement:	\$	340,000
Reserve Fund Balance:	\$	340,000
Bonds Outstanding- 6/30/2015		\$20,485,000
Less: May 1, 2016 (Mandatory)		(\$560,000)
Less: May 1, 2017 (Mandatory)		(\$585,000)
Less: May 1, 2018 (Mandatory)		(\$605,000)
Less: May 1, 2019 (Mandatory)		(\$630,000)
Less: May 1, 2020 (Mandatory)		(\$650,000)
Less: May 1, 2021 (Mandatory)		(\$680,000)
Less: November 1, 2021 (Prepayment)		(\$15,000)
Less: May 1, 2022 (Mandatory)		(\$710,000)
Less: May 1, 2023 (Mandatory)		(\$745,000)
Less: May 1, 2024 (Mandatory)		(\$780,000)
Less: May 1, 2025 (Mandatory)		(\$815,000)
Current Bonds Outstanding		\$13,710,000

Series 2017A Subordinate Capital Improvemen	t Revenue and Refunding Bonds	
Interest Rate:	6%	
Maturity Date:	5/1/45	
Reserve Fund Definition:	Max Annual Deb	t
Reserve Fund Requirement:	\$ 75,00	0(
Reserve Fund Balance:	\$ 75,00	0(
Bonds Outstanding- 12/04/17	\$3,690,00	00
Less: May 1, 2018 (Prepayment)	(\$745,00	)0)
Less: August 1, 2018 (Prepayment)	(\$465,00	)0)
Less: November 1, 2018 (Prepayment)	(\$385,00	)0)
Less: February 1, 2019 (Prepayment)	(\$450,00	)0)
Less: May 1, 2019 (Mandatory)	(\$25,00	00)
Less: May 1, 2019 (Prepayment)	(\$440,00	)0)
Less: August 1, 2019 (Prepayment)	(\$305,00	)0)
Less: November 1, 2019 (Prepayment)	(\$120,00	00)
Less: February 1, 2020 (Prepayment)	(\$120,00	)0)
Less: May 1, 2020 (Prepayment)	(\$240,00	)0)
Less: May 1, 2020 (Mandatory)	(\$10,00	00)
Less: August 1, 2020 (Prepayment)	(\$95,00	00)
Less: May 1, 2021 (Mandatory)	(\$5,00	00)
Less: May 1, 2022 (Mandatory)	(\$5,00	00)
Less: May 1, 2023 (Mandatory)	(\$5,00	)0)
Less: May 1, 2024 (Mandatory)	(\$5,00	00)
Less: May 1, 2025 (Mandatory)	(\$5,00	)0)
Current Bonds Outstanding	\$265,00	00

# SECTION XIII Subsection C

# COMMUNITY DEVELOPMENT DISTRICT

### **Special Assessment Receipts**

Fiscal Year 2025

Gross Assessments \$ 1,746,368.10 \$ 1,617,424.56 \$ 23,543.70 \$ 3,387,336.36 Net Assessments \$ 1,641,586.01 \$ 1,520,379.09 \$ 22,131.08 \$ 3,184,096.18

### ON ROLL ASSESSMENTS

							51.56%	47.75%	0.70%	100.00%
Date	Distribution	Gross Amount	Discoumt/Penalty	Commission	Interest	Net Receipts	O&M Portion	2015A-1 Debt Service	2017A Debt Service	Total
11/6/24	10/1/2024-10/31/2024	\$17,684.09	(\$798.08)	(\$337.72)	\$0.00	\$16,548.29	\$8,531.60	\$7,901.67	\$115.02	\$16,548.29
11/15/24	11/1/2024-11/10/2024	\$26,393.65	(\$1,055.76)	(\$506.76)	\$0.00	\$24,831.13	\$12,801.89	\$11,856.66	\$172.59	\$24,831.14
11/22/24	11/11/2024-11/17/2024	\$24,688.11	(\$987.55)	(\$474.01)	\$0.00	\$23,226.55	\$11,974.63	\$11,090.48	\$161.44	\$23,226.55
12/3/24	11/18/2024-11/25/2024	\$29,270.49	(\$1,170.84)	(\$561.99)	\$0.00	\$27,537.66	\$14,197.26	\$13,149.00	\$191.40	\$27,537.66
12/6/24	11/26/2024-11/30/2024	\$2,248,914.23	(\$89,958.14)	(\$43,179.12)	\$0.00	\$2,115,776.97	\$1,090,805.58	\$1,010,265.67	\$14,705.72	\$2,115,776.97
12/17/24	12/1/2024-12/10/2024	\$459,564.21	(\$18,373.55)	(\$8,823.82)	\$0.00	\$432,366.84	\$222,910.15	\$206,451.52	\$3,005.17	\$432,366.84
1/7/25	12/11/24-12/31/24	\$490,102.64	(\$19,538.04)	(\$9,411.29)	\$0.00	\$461,153.31	\$237,751.24	\$220,196.82	\$3,205.25	\$461,153.31
1/31/25	Interest	\$0.00	\$0.00	\$0.00	\$4,087.55	\$4,087.55	\$2,107.37	\$1,951.77	\$28.41	\$4,087.55
2/7/25	01/01/2025-01/31/2025	\$27,276.57	(\$750.62)	(\$530.52)	\$0.00	\$25,995.43	\$13,402.15	\$12,412.60	\$180.68	\$25,995.43
3/9/25	02/01/2025-02/28/2025	\$11,550.15	(\$115.50)	(\$228.69)	\$0.00	\$11,205.96	\$5,777.32	\$5,350.75	\$77.89	\$11,205.96
4/7/25	3/1/2025-3/31/2025	\$25,092.05	\$0.00	(\$501.84)	\$0.00	\$24,590.21	\$12,677.68	\$11,741.62	\$170.91	\$24,590.21
4/23/25	Interest	\$0.00	\$0.00	\$0.00	\$569.93	\$569.93	\$293.83	\$272.14	\$3.96	\$569.93
5/7/25	4/1/2025-4/30/2025	\$4,397.27	\$0.00	(\$90.59)	\$131.93	\$4,438.61	\$2,288.36	\$2,119.40	\$30.85	\$4,438.61
6/9/25	5/1/2025-5/31/2025	\$1,991.49	\$0.00	(\$41.02)	\$59.74	\$2,010.21	\$1,036.38	\$959.86	\$13.97	\$2,010.21
6/17/25	5/31/2025-6/16/2025	\$19,215.18	\$0.00	(\$395.83)	\$576.42	\$19,395.77	\$9,999.64	\$9,261.32	\$134.81	\$19,395.77
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL	\$ 3,386,140.13	\$ (132,748.08)	\$ (65,083.20)	\$ 5,425.57	\$ 3,193,734.42	\$ 1,646,555.08	\$ 1,524,981.28	\$ 22,198.07	\$ 3,193,734.43

100%	Net Percent Collected
0	Balance Remaining to Collect