



Rizzetta & Company

Cypress Creek Community Development District

Board of Supervisors' Meeting August 26, 2025

**District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578**

www.cypresscreekcdd.org

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

Vista Palms Clubhouse, 5019 Grist Mill Court Wimauma, FL 33598

Board of Supervisors	Jason Hepburn	Chairman
	Nancy Fauci	Vice Chair
	Robens Petit Homme	Assistant Secretary
	Reece Thomas	Assistant Secretary
	Joel Martin	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Kutak Rock Law Group
District Engineer	Tonja Stewart	Morris Engineering

All cellular phones must be placed on mute while in the meeting room.

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

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

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

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, FL (813-533-2950)

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.cypresscreekcdd.org

August 19, 2025

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

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek Community Development District will be held on **Tuesday, August 26, 2025, at 7:00 p.m.** at the Vista Palms Clubhouse, 5019 Grist Mill Court Wimauma, FL 33598. The following is the final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS & UPDATES**
 - A. Amenity Manager Report
 1. Discussion of Resident Suspension
 - B. District Counsel
 - C. District Manager
 1. Consideration of Goals and Objectives for FY 25-26 Tab 1
4. **BUSINESS ADMINISTRATION**
 - A. Public Hearing on Fiscal Year 2025/2026 Final Budget
 1. Public Comments on the Fiscal Year 2025-2026 Final Budget
 2. Consideration of Resolution 2025-11, Adopting the Final Budget for FY 25-26 Tab 2
 - B. Public Hearing on Fiscal Year 2025/2026 Assessments
 1. Public Comments on the Fiscal Year 2025-2026 Special Assessments
 2. Consideration of Resolution 2025-12, Levying O&M Assessment for FY 25-26..... Tab 3
 - C. Consideration of Resolution 2025-13, Setting the Meeting Schedule for FY 25-26 USC
5. **BUSINESS ITEMS**
 - A. Consideration of Weekly Trash Service Tab 4
 - B. Discussion of 10239 Geese Trail Circle Fencing Concern
 - C. Ratification of Massey Proposal Tab 5
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Respectfully,

Matt O Nolan

Matt O’Nolan

District Manager

Tab 1



Rizzetta & Company
Professionals in Community Management

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
p: 813.514.0400
f: 813.514.0401
rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2025/2026

This memo outlines potential district goals and objectives for the 2025-2026 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab 2

Proposed Budget
Cypress Creek Community Development District
 General Fund
 Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1					
2	ASSESSMENT REVENUES				
3					
4	Special Assessments				
5	Tax Roll*	\$ 1,609,356	\$ (1,609,356)	\$ 1,551,621	\$ (57,735)
6					
7	Assessment Revenue Subtotal	\$ 1,609,356	\$ (1,609,356)	\$ 1,551,621	\$ (57,735)
8					
9	OTHER REVENUES				
10					
11	Facilities Rentals	\$ 500	\$ (500)	\$ 500	\$ -
12	Interest Earnings	\$ 100	\$ (100)	\$ 100	\$ -
13					
14	Other Revenue Subtotal	\$ 600	\$ (600)	\$ 600	\$ -
15					
16	TOTAL REVENUES	\$ 1,609,956	\$ (1,609,956)	\$ 1,552,221	\$ (57,735)
17					
18	EXPENDITURES - ADMINISTRATIVE				
19					
20	Legislative				
21	Supervisor Fees	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
22	Financial & Administrative				
23	Accounting Services	\$ 13,913	\$ 13,913	\$ 14,608	\$ 695
24	Administrative Services	\$ 6,678	\$ 6,678	\$ 7,012	\$ 334
25	Arbitrage Rebate Calculation	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
26	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,250	\$ 250
27	Auditing Services	\$ 3,600	\$ 3,600	\$ 3,700	\$ 100
28	Dissemination Agent	\$ 3,392	\$ 3,392	\$ 3,562	\$ 170
29	District Engineer	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
30	District Management	\$ 33,390	\$ 33,390	\$ 35,060	\$ 1,670
31	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
32	Employee - Payroll Taxes	\$ 918	\$ 918	\$ 918	\$ -
33	Employee - Salaries	\$ 741	\$ 741	\$ 741	\$ -
34	Financial & Revenue Collections	\$ -	\$ -	\$ -	\$ -
35	General Liability & Property Insurance	\$ 89,956	\$ 89,956	\$ 103,449	\$ 13,493
36	Legal Advertising	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
37	Miscellaneous Fees	\$ 500	\$ 500	\$ 500	\$ -
38	Office Supplies	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
39	Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
40	Room Rentals Expense	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
41	Technology Services Contract	\$ 1,475	\$ 1,475	\$ 1,548	\$ 73
42	Trustees Fees	\$ 9,644	\$ 9,644	\$ 9,734	\$ 90
43	Website Hosting, Maintenance, Backup (and Email)	\$ 2,615	\$ 2,615	\$ 2,615	\$ -

Proposed Budget
Cypress Creek Community Development District
 General Fund
 Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
44	Legal Counsel				
45	District Counsel	\$ 36,000	\$ 36,000	\$ 20,000	\$ (16,000)
46					
47	Administrative Subtotal	\$ 232,297	\$ 232,297	\$ 233,172	\$ 875
48					
49	EXPENDITURES - FIELD OPERATIONS				
50					
51	Electric Utility Services				
52	Utility - Electricity	\$ 10,000	\$ 10,000	\$ 11,400	\$ 1,400
53	Utility - Street Lights	\$ 200,000	\$ 200,000	\$ 206,000	\$ 6,000
54	Utility Services	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
55	Garbage/Solid Waste Control Services				
56	Garbage - Recreation Facility	\$ 12,336	\$ 12,336	\$ 13,570	\$ 1,234
57	Water-Sewer Combination Services				
58	Utility Services	\$ 20,000	\$ 20,000	\$ 15,000	\$ (5,000)
59	Stormwater Control				
60	Lake/Pond Bank Maintenance	\$ 22,909	\$ 22,909	\$ 23,820	\$ 911
61	Mitigation Area Monitoring & Maintenance	\$ 3,200	\$ 3,200	\$ 5,100	\$ 1,900
62	Water Quality Monitoring & Testing	\$ 2,898	\$ 2,898	\$ 2,904	\$ 6
63	Other Physical Environment				
64	Dog Waste Station Supplies & Maintenance	\$ 8,637	\$ 8,637	\$ 13,440	\$ 4,803
65	Field Manager	\$ 20,591	\$ 20,591	\$ 21,620	\$ 1,029
66	Holiday Decorations	\$ 10,000	\$ 10,000	\$ 7,000	\$ (3,000)
67	Irrigation Maintenance & Repair	\$ 20,000	\$ 20,000	\$ 10,000	\$ (10,000)
68	Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -
69	Landscape Maintenance	\$ 374,980	\$ 374,980	\$ 344,423	\$ (30,557)
70	Landscape Replacement Plants, Shrubs, Trees	\$ 45,000	\$ 45,000	\$ 10,000	\$ (35,000)
71	Maintenance & Repairs	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
72	Miscellaneous Contingency	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
73	Pressure Washing	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)
74	Parks & Recreation				
75	Amenity Maintenance & Repairs	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
76	Amenity Management Service Contracts	\$ 350,000	\$ 350,000	\$ 350,000	\$ -
77	Dues, Licenses & Fees	\$ 823	\$ 823	\$ 825	\$ 2
78	Furniture Repair & Replacement	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
79	Gate Phone	\$ 2,010	\$ 2,010	\$ 2,010	\$ -
80	Internet/Wifi	\$ 6,048	\$ 6,048	\$ 6,180	\$ 132
81	Janitorial Service	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
82	Pest Control	\$ 3,000	\$ 3,000	\$ 3,390	\$ 390
83	Pool Repair & Maintenance	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
84	Pool Service Contract	\$ 34,800	\$ 34,800	\$ 41,940	\$ 7,140
85	Security Camera Maintenance	\$ 6,768	\$ 6,768	\$ 6,768	\$ -
86	Security Services & Patrol	\$ 88,159	\$ 88,159	\$ 88,159	\$ -
87	Special Events				

Proposed Budget
Cypress Creek Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
88	Special Events	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
89	Contingency				
90	Miscellaneous Contingency	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000
91					
92	Field Operations Subtotal	\$ 1,377,659	\$ 1,377,659	\$ 1,319,049	\$ (58,610)
93					
94	TOTAL EXPENDITURES	\$ 1,609,956	\$ 1,609,956	\$ 1,552,221	\$ (57,735)
95					
96	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -
97					

Comments

[illegible]

Proposed Budget
Cypress Creek Community Development District
 Reserve Fund
 Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 02/28/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ -	\$ -	\$ 32,228	\$ (32,228)	\$ 264,280	\$ 232,052
6							
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 32,228	\$ (32,228)	\$ 264,280	\$ 232,052
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ 128,872	\$ (128,872)	\$ 101,025	\$ (27,847)
12	Interest Earnings	\$ -	\$ -	\$ 3,607	\$ (3,607)	\$ 100	\$ (3,507)
13							
14	Other Revenue Subtotal	\$ -	\$ -	\$ 132,479	\$ (132,479)	\$ 101,125	\$ (31,354)
15							
16	TOTAL REVENUES	\$ -	\$ -	\$ 164,707	\$ (164,707)	\$ 365,405	\$ 200,698
17							
18	EXPENDITURES						
19							
20	Contingency						
21	Capital Outlay	\$ -	\$ -	\$ 164,707	\$ 164,707	\$ 364,605	\$ 199,898
22	Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 800
23							
24	TOTAL EXPENDITURES	\$ -	\$ -	\$ 164,707	\$ 164,707	\$ 365,405	\$ 200,698
25							
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27							

Cypress Creek Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2015A-1	Series 2017A	Budget for 2025/2026
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$1,519,970.75	\$21,393.38	\$1,541,364.13
TOTAL REVENUES	\$1,519,970.75	\$21,393.38	\$1,541,364.13
EXPENDITURES			
Administrative			
Debt Service Obligation	\$1,519,970.75	\$21,393.38	\$1,541,364.13
Administrative Subtotal	\$1,519,970.75	\$21,393.38	\$1,541,364.13
TOTAL EXPENDITURES	\$1,519,970.75	\$21,393.38	\$1,541,364.13
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	\$1,639,749.07

Notes:

Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,815,901.00	2024/2025 O&M Budget:	\$1,641,584.00
Hillsborough County Collection Cost:	2%	\$38,636.19	2025/2026 O&M Budget:	\$1,815,901.00
Early Payment Discount:	4%	\$77,272.38		
2025/2026 Total:		\$1,931,809.57	Total Difference:	\$174,317.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhomes	Series 2015A-1 Debt Service	\$434.40	\$434.40	\$0.00	0.00%
	Operations/Maintenance	\$461.04	\$510.73	\$49.69	10.78%
	Total	\$895.44	\$945.13	\$49.69	5.55%
Single Family 40'	Series 2015A-1 Debt Service	\$772.27	\$772.27	\$0.00	0.00%
	Operations/Maintenance	\$820.43	\$907.97	\$87.54	10.67%
	Total	\$1,592.70	\$1,680.24	\$87.54	5.50%
Single Family 50'	Series 2015A-1 Debt Service	\$965.34	\$965.34	\$0.00	0.00%
	Operations/Maintenance	\$1,026.15	\$1,134.96	\$108.81	10.60%
	Total	\$1,991.49	\$2,100.30	\$108.81	5.46%
Single Family 40'	Series 2017A Debt Service	\$784.79	\$784.79	\$0.00	0.00%
	Operations/Maintenance	\$820.43	\$907.97	\$87.54	10.67%
	Total	\$1,605.22	\$1,692.76	\$87.54	5.45%

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,815,901.00
COLLECTION COSTS @	2%	\$38,636.19
EARLY PAYMENT DISCOUNT @	4%	\$77,272.38
TOTAL O&M ASSESSMENT		\$1,931,809.57

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2015A-1 DEBT SERVICE ⁽¹⁾	SERIES 2017A DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2015A-1 DEBT SERVICE ⁽²⁾	SERIES 2017A DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Townhomes	250	249	0	0.45	112.50	6.61%	\$127,682.61	\$510.73	\$434.40	\$0.00	\$945.13
Single Family 40'	932	930	0	0.80	745.60	43.80%	\$846,223.62	\$907.97	\$772.27	\$0.00	\$1,680.24
Single Family 50'	820	819	0	1.00	820.00	48.18%	\$930,664.39	\$1,134.96	\$965.34	\$0.00	\$2,100.30
Single Family 40'	30	0	29	0.80	24.00	1.41%	\$27,238.96	\$907.97	\$0.00	\$784.79	\$1,692.76
Total Community	2032	1998	29		1702.10	100.00%	\$1,931,809.57				

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):	(\$115,908.57)
Net Revenue to be Collected:	\$1,815,901.00

⁽¹⁾ Reflects the number of total lots with Series 2015A-1 and Series 2017A debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2015A-1 and Series 2017A bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

RESOLUTION 2025-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Cypress Creek of Hillsborough County Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cypress Creek of Hillsborough County Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE – SERIES 	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 26th DAY OF August 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Tab 3

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the CYPRESS CREEK OF HILLSBOROUGH COUNTY Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “County”); and

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

WHEREAS, the District’s Board of Supervisors (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots (“Uniform Method Property”) pursuant to the Uniform Method and which is also indicated on Exhibit “A” and the District’s Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the CYPRESS CREEK OF HILLSBOROUGH COUNTY Community Development District (the “Assessment Roll”) incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “A” and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit “A” and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. Uniform Method Property Assessments. The collection of the previously levied debt service assessments and the fiscal year 2025-2026 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in

the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit “A” and the Assessment Roll.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the CYPRESS CREEK OF HILLSBOROUGH COUNTY Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the CYPRESS CREEK OF HILLSBOROUGH COUNTY Community Development District.

PASSED AND ADOPTED this 26th day of AUGUST 2025.

ATTEST:

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

Secretary / Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Fiscal Year 2025-2026 Budget

Tab 4

Proposal for Weekly Trash Receptacle Servicing – Cypress Creek

Submitted by: Poo Be Gone

To: Joel

Date: July 12, 2025

Scope of Services

Poo Be Gone proposes to provide weekly trash receptacle service for the 10 trash cans currently located throughout the Cypress Creek community. This includes:

- Removal and disposal of trash
 - Replacement of trash bags
 - Inspection of receptacles and report of any damage
-

Observations from Initial Service

Following our service of the receptacles this week, we noted the following issues:

- Several receptacles are cracked or damaged, compromising their functionality and appearance.
- Multiple receptacles are missing or have broken internal ring connectors that are meant to hold bags securely in place. This causes inefficiencies and potential sanitation issues during servicing.
- The volume of trash collected far exceeds average expectations, requiring the use of large commercial-grade bags and multiple disposal runs.

Due to these issues, any long-term maintenance plan must factor in:

- The need for immediate repair or replacement of damaged cans and bag connectors.
 - Material and time costs related to heavy trash volume, which impacts trip frequency and equipment wear.
-

Service Details

Service Frequency:

- Once per week (every trash receptacle, all locations)

Monthly Service Cost:

- \$800.00/month
 - This equates to \$20 per receptacle per service
 - Includes labor, commercial-grade bag costs, removal, cleaning, and logistics
 - Based on current trash volume, each weekly cycle requires two full trips to complete
-

Additional Requirements

Poo Be Gone will require the following to ensure effective, sustainable service:

- Approval to repair or replace damaged receptacles and bag holders, either by the community or as a separate service
 - Use of the Cypress Creek community dumpster for disposal
 - Flexibility to adjust bag sizes and bin hardware as needed for consistent and sanitary operation
-

Terms and Conditions

- Start Date: Upon approval
 - Service Term: Month-to-month with 30 days' notice for cancellation
 - Payment Terms: Net 30
 - Proposal Validity: 90 days from the date above
-

Contact Information

Poo Be Gone
Max Leventry, President
620 Islebay Drive
Apollo Beach, FL 33572
Phone: 813-335-1646
Email: Max@Leventry.com

Acceptance of Proposal

By signing below, you agree to the scope, pricing, and terms outlined above for weekly trash receptacle maintenance.

Name: _____

Title: _____

Signature: _____

Date: _____

Max Leventry

President, Poo Be Gone

Signature: _____

Date: _____

Tab 5



SPECIAL SERVICE AGREEMENT

NO. _____

SERVICE ADDRESS

BILLING ADDRESS

☐ Mr. ☐ Ms. ☐ Mrs. First Name MI Last Name

Date of Service Agreement _____

Property Address _____

Name (Agent) _____ Phone _____

City State County Zip

Mailing Address _____

() ()

Home Phone Business Phone

City State Zip

Email Address _____

Service Center Telephone # Route # Grid # Service Day

MASSEY WILL PROVIDE A SPECIAL TREATMENT FOR THE PESTS CHECKED BELOW:

- | | |
|--|--|
| <input type="checkbox"/> Pantry Pests | <input type="checkbox"/> Black Widow Spiders |
| <input type="checkbox"/> Rodent/Animal Exclusion | <input type="checkbox"/> Brown Recluse Spiders |
| <input type="checkbox"/> Outside Tick Control | <input type="checkbox"/> Carpet Beetles |
| <input type="checkbox"/> Outside Flea Control | <input type="checkbox"/> Wasps |
| <input type="checkbox"/> Ants _____ | <input type="checkbox"/> Yellow Jackets |
| <input type="checkbox"/> Centipedes | <input type="checkbox"/> House Crickets |
| <input type="checkbox"/> Millipedes | <input type="checkbox"/> Mites |
| <input type="checkbox"/> Earwigs | <input type="checkbox"/> Bees |
| <input type="checkbox"/> Clothes Moths | <input type="checkbox"/> Bed Bugs |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

☐ 30 DAY RETREATMENT GUARANTEE ☐ NO GUARANTEE

I AGREE TO PAY MASSEY SERVICES, INC. THE AMOUNT SPECIFIED BELOW:

Service Charge: \$ _____

Amount Remitted
With Agreement: \$ _____

Payment Method:

- | | |
|-------------------------------|---|
| <input type="checkbox"/> CASH | <input type="checkbox"/> CHECK \$ _____ |
| <input type="checkbox"/> AMEX | <input type="checkbox"/> MASTERCARD |
| <input type="checkbox"/> VISA | <input type="checkbox"/> DISCOVER |

Account # _____

Exp. Date _____

SPECIAL INSTRUCTIONS:

MASSEY will use every precaution to protect the property of the Customer. However, this agreement does not guarantee against present or future damage to the residence or contents, or provide for the compensation or repair of same.

MASSEY REPRESENTATIVE _____

PURCHASER SIGNATURE _____

STREET _____

DATE _____

CITY STATE ZIP CODE

GENERAL MANAGER APPROVAL DATE

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION BY GIVING WRITTEN NOTICE OF CANCELLATION BY REGISTERED MAIL TO MASSEY SERVICES, INC.