Rizzetta & Company

Cypress Creek
Community Development District

Board of Supervisors' Meeting
July 28, 2026

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

www.cypresscreekcdd.org

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

7154 Trent Creek Drive Sun City Center, FL 33573

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	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Tonja Stewart	Stantec

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

July 21, 2026

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, July 28, 2026, at 7:00 p.m.** at the Covington Park Clubhouse, **located at 6806 Covington Garden Drive, Apollo Beach, FL 33572**. The following is the final agenda for this meeting:

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

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

RIZZETTA & COMPANY

AUGUST/SEPTEMBER 2026

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TABLE OF CONTENTS

CYPRESS CREEK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services
Hillsborough County, Florida

Cypress Creek Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Cypress Creek Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning September 3rd, 2026, at 10 a.m. at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, for the sum of $100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. Matthew Mioronchik can be reached by email at mmironchik@rizzetta.com or via phone at (352)988-4322.

There will be a mandatory Pre-Proposal Meeting on September 6th, 2026, at 2:00 p.m., at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until September 12th, 2026, at 10:00 a.m.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Cypress Creek CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for three (3) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on October 27th, 2026, at 7:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Matthew Mioronchik at mmironchik@rizzetta.com , no later than September 20th, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 4:00 p.m. (EST), September 21st, 2026.

Firms desiring to provide services for this project must submit one (1) original, six (6) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on September 28th, 2026, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: Matthew Mioronchik. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813)993-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Cypress Creek Community Development District
Matthew O'Nolan, District Manager monolan@rizzetta.com
Run Date: August 31st, 2026

CYPRESS CREEK DEVELOPMENT DISTRICT
INSTRUCTIONS TO PROPOSERS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

1. **DUE DATE.** Sealed proposals ("**Proposals**") must be received by interested parties ("**Proposer**") no later than September 28th, 2026, at 10:00 a.m. (EST) at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: Matthew Mioronchik. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. **SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
August 31st, 2026	Notice of RFP Published & Posted
September 3rd, 2026	RFP Available for Purchase at Rizzetta & Co., Inc. (RV)
September 6th, 2026	Pre-Proposal Meeting
September 20th, 2026	Deadline for Questions
September 28th, 2026	Proposals Due / Public Opening
October 27th, 2026	Board Meeting to Evaluate Proposals & Award Contract
November 1st, 2026	Contract Start Date

3. **MANDATORY PRE-PROPOSAL MEETING.** There will be a mandatory pre-proposal meeting beginning at 2:00 p.m. (EST) September 6th, 2026, at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal. Additional information regarding this meeting may be obtained by contacting the District Manager, Matthew O'Nolan, at monolan@rizzetta.com or calling (xxx) xxx-xxxx.

4. **SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall

take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

6. Familiarity with the Law. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

7. Project Manual. The Project Manual will be available beginning September 3rd, 2026, at 10:00 a.m. (EST) at the office of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578. Cost of the Project Manual is $100.00. Checks must be made out to Rizzetta & Co., Inc. NO CASH OR CC ACCEPTED. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals and proposal and contract documents. Purchase of the manual is mandatory.

8. Qualifications of Proposer. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. Submission of Only One Proposal. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. Interpretations and Addenda. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Matthew Mioronchik at mmironchik@rizzetta.com with an e-mail copy to Andrew Cohen, District Counsel, at acohen@flgovlaw.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after September 20th, 2026, at 4:00 p.m. will not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. Submission of Proposal. Submit one (1) original, six (6) copies and one (1) electronic copy (flash driver preferred), along with other requested attachments, at the time and place indicated herein, enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Cypress Creek Community Development District – Landscape & Irrigation Maintenance RFP) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

12. Modification and Withdrawal. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. Proposal Forms. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. Proposal Information. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

15. Insurance. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) attend the mandatory pre-proposal meeting. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

23. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

24. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities, or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

26. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

27. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

28. **PROTESTS.** Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the Evaluation Criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the day of the mandatory pre-proposal meeting, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Cypress Creek Community Development District, c/o: Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, ATTN: Matthew O'Nolan, District Manager**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Ten Thousand Dollars ($10,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578.

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Distance to Shop **(20 Points Possible) (_____ Points Awarded)**

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. ______________________	__________	__________________________	____________________________
2. ______________________	__________	__________________________	____________________________
3. ______________________	__________	__________________________	____________________________
4. ______________________	__________	__________________________	____________________________
5. ______________________	__________	__________________________	____________________________

Proposed Staffing Levels

Landscape Maintenance staff will include ____________ laborers, __________supervisors, and ________ technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. ______________________	__________	__________________________	____________________________
2. ______________________	__________	__________________________	____________________________
3. ______________________	__________	__________________________	____________________________
4. ______________________	__________	__________________________	____________________________
5. ______________________	__________	__________________________	____________________________

Personnel continued

Locale of Vendor Shop Servicing Project

Address of Vendor shop providing services to Cypress Creek CDD: ______________________________
____
____
____

Driving miles between Vendor shop & Cypress Creek CDD ____________________________________

"Windshield Time" on an average business day between Vendor shop & Cypress Creek CDD ________ hours

2. Experience **(20 Points Possible) (_____ Points Awarded)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location:____

   Contact:_________________ Contact Phone: ______________________________

   Project Type/Description: ____

   Dollar Amount of Contract: ____

   Your Company's Detailed Scope of Services for Project: ____________________
   ____
   ____
   ____

   Duration of Contract: START DATE:__________________END DATE ____________________

2. Project Name/Location:____

   Contact:_________________ Contact Phone: ______________________________

   Project Type/Description: ____

   Dollar Amount of Contract: ____

   Your Company's Detailed Scope of Services for Project: ____________________
   ____
   ____

Experience cont.

____

____

Duration of Contract: START DATE:__________________END DATE ___________________

3. Project Name/Location:____
Contact:_________________ Contact Phone: ____
Project Type/Description: ____
Dollar Amount of Contract: ____

Your Company's Detailed Scope of Services for Project: ________________________________

____

____

____

Duration of Contract: START DATE:__________________END DATE ___________________

4. Project Name/Location:____
Contact:_________________ Contact Phone: ____
Project Type/Description: ____
Dollar Amount of Contract: ____
Your Company's Detailed Scope of Services for Project: ________________________________

____

____

____

Duration of Contract: START DATE:__________________END DATE ___________________

5. Project Name/Location:____
Contact:_________________ Contact Phone: ____
Project Type/Description: ____
Dollar Amount of Contract: ____
Your Company's Detailed Scope of Services for Project: ________________________________

____

____

____

____

Duration of Contract: START DATE:__________________END DATE ___________________

3. <u>Understanding Scope of RFP</u> (15 Points Possible) (_____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Has the proposer demonstrated good communication skills with timely responses and follow-up on all requested information, accurately, completely and as requested? Does the proposal demonstrate clearly the ability to perform these services?

4. <u>Financial Capacity</u> (5 Points Possible) (_____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. <u>Price</u> (25 Points Possible) (_____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FOUR YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND & THIRD ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. <u>Reasonableness of ALL Numbers</u> (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

<u>Proposer's Total Score</u> (100 Points Possible) (_____ Points Awarded)

AFFIDAVIT FOR INDIVIDUAL

State of ______________________________ ss:

County of ______________________________

____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

____
(Proposer must also sign here)

Sworn to before me this ________ day of _______________, 20__.

____
Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of ______________________________ ss:

County of ______________________________

______________________________, is a member of the firm of ____________________________________, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

____
(Signature of a General Partner is Required)

Sworn to before me this ________ day of _______________, 20__.

____
Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of ________________________________ ss:

County of ________________________________

____

(title) ____

of the ____

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

____

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this ________ day of _______________, 20__.

____

Notary Public/Expiration Date:

(SEAL)

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT

1. Proposer: ______________________________ /_/ A Partnership
[Company Name] /_/ A Corporation
/_/ A Subsidiary Corporation

2. Parent Company Name: ______________________________

3. Parent Company Address:

Street Address ______________________________

P.O. Box (if any) ______________________________

City ______________ State ______________ Zip Code ______________

Telephone ______________ Fax no. ______________

1st Contact Name ______________ Title ______________

2nd Contact Name ______________ Title ______________

4. Proposer Company Address (if different):

Street Address ______________________________

P. O. Box (if any) ______________________________

City ______________ State ______________ Zip Code ______________

Telephone ______________ Fax no. ______________

1st Contact Name ______________ Title ______________

2nd Contact Name ______________ Title ______________

5. List the location of the office from which the proposer would provide services to Cypress Creek.

Street Address______________________________

City______________State______________Zip Code______________

Telephone______________Fax No.______________

1st Contract Name______________Title______________

6. Is the Proposer incorporated in the State of Florida? Yes ( ) No ( )

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes ( ) No ( )

  If no, please explain ____
  ____
  ____

- Date incorporated ________________________ Charter No. _____________

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? ____________

- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain ____
  ____

- Date incorporated ________________________ Charter No. _____________

- Is the Proposer's company authorized to do business in the State of Florida? Yes ( ) No ( )

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes ( ) No ( )

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22)___________________, (23) ___________________, (24) ___________________.

9. What are the Proposer's current insurance limits?

General Liability	$_____________
Automobile Liability	$_____________
Umbrella Coverage	$_____________
Workers Compensation	$_____________
Expiration Date	______________

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes ( ) No ( ) If so, state the name(s) of the company (ies)_____________
____

The state(s) where barred or suspended ______________________________________
State the period(s) of debarment or suspension ________________________________
____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes ( ) No ( ) If so, where and why? ____
____
____
____
____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes ( ) No ( ) If so, state name of individual, other organization and reason therefore.
____
____
____
____

13. List any and all litigation to which the Proposer, any personnel to work at Cypress Creek, any officer and/or employee of the Proposer has been a party in the last five (5) years. ___
____
____
____
____
____
____
____

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes ( ) No ( ) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.____
____
____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: ____________________

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Name		Position
Type of Work	Yrs. Exp.	Yrs. With Firm
Name		Position
Type of Work	Yrs. Exp.	Yrs. With Firm
Name		Position
Type of Work	Yrs. Exp.	Yrs. With Firm

_______________________________ _______________________________
Name Position

_______________________________ __________ _______________________________
Type of Work Yrs. Exp. Yrs. With Firm

_______________________________ _______________________________
Name Position

_______________________________ __________ _______________________________
Type of Work Yrs. Exp. Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Cypress Creek CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Cypress Creek CDD should consider the Proposer for bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

_______________________________ By: _______________________________
Name of Proposer

____
[Type Name and Title of Person Signing]

This ________ day of ______________, 20__.

(Corporate Seal)

Sworn to before me this __________ day of _________________, 20__.

____
(Seal) Notary Public/Expiration Date

OFFICERS

PROPOSER: ______________________________ DATE:_____________________

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms. Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ _________________/Year**

Storm Cleanup $______/hr.

Freeze Protection (description of ability) ____
____
____
$______/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$______/hr. for employee with hand-held hose

$______/hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ _________________/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
ST. AUGUSTINE cont. (per specifications in Part 2) cont.				

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$ ____________________ /Year** (If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials) **$ ___________/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ _________________/ Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ ________________/Year**

Freeze Protection (description of ability) ____________________________________
____
____
____
____
____

$______/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ ________ /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ ___________ / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Bark Mulch (All labor and materials) $ _______________/Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

__________ CY Pine Bark Mulch per specs for the first top-dressing at:
$ ________/CY (app. October)

And
__________ Pine Bark Mulch per specs for the second top-dressing at: $________/CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

PART 6

Annual Installation (All labor and materials) Please provide price per plant/Quantity unknown at this time.

Contractor shall install __?__ (4") annuals four (4) times per year **per specs** at the direction of the District at $______/annual.

$ ___________?___________ /rotation

$ __________?_______/Yr (based on four (4) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ ______________________ /Yr

FIRST ANNUAL RENEWAL	$ ______________________/YR*
SECOND ANNUAL RENEWAL	$ ______________________/YR*
THIRD ANNUAL RENEWAL	$ ______________________/YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name____

Firm Address____

City/State/Zip____

Phone Number_________________________ Fax Number_________________

Name and Title of Representative ____________________________________
(Please Print)

Representative's Signature____

Date_________________________________

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. ____________ 2. ____________ 3. ____________ 4. ____________ 5. ____________

Dated this ____________________ day of ____________________, 2021

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ ________________/Year**

Storm Cleanup $______/hr.

Freeze Protection (description of ability) ____
____
____
$______/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$______/hr. for employee with hand-held hose

$______/hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ ________________/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$ ____________________ /Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials) **$ ___________/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ _________________/ Year

Top Choice application will be performed at the sole discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

PART 4

Irrigation (All labor and materials) **$ ________________/Year**

Freeze Protection (description of ability) ________________________________
____
____
____
____
____

$______/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ ________ /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ __________ / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Bark Mulch (All labor and materials) $ ______________/Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

__________ CY Pine Bark Mulch per specs for the first top-dressing at:
$ ________/CY (app. October)

And
__________ Pine Bark Mulch per specs for the second top-dressing at: $________/CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

PART 6

Annual Installation (All labor and materials) Please provide price per plant/Quantity unknown at this time.

Contractor shall install ___?__ (4") annuals four (4) times per year **per specs** at the direction of the District at $______/annual.

$ __________?__________ /rotation

$ __________?_____/Yr (based on four (4) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ ______________________ / first annual renewal

SECOND ANNUAL RENEWAL	$ ______________________/YR*
THIRD ANNUAL RENEWAL	$ ______________________/YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name____

Firm Address____

City/State/Zip____

Phone Number_________________________ Fax Number________________

Name and Title of Representative _____________________________________
(Please Print)

Representative's Signature____

Date________________________________

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

2. ____________ 2. ____________ 3. ____________ 4. ____________ 5. ____________

Dated this ____________________ day of ____________________, 2026

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ _________________/Year**

Storm Cleanup $______/hr.

Freeze Protection (description of ability) ____

____

$______/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$______/hr. for employee with hand-held hose

$______/hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ _________________/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$ ____________________ /Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials) **$ ___________/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ _________________/ Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ ________________/Year**

Freeze Protection (description of ability) _____________________________________
____
____
____
____
____

$______/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ ________ /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ ___________ / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Bark Mulch (All labor and materials) $ **______________**/Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

__________ CY Pine Bark Mulch per specs for the first top-dressing at:
$ ________/CY (app. October)

And
__________ Pine Bark Mulch per specs for the second top-dressing at: $________/CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

PART 6

Annual Installation (All labor and materials) Please provide price per plant/Quantity unknown at this time.

Contractor shall install __?___ (4") annuals four (4) times per year **per specs** at the direction of the District at $______/annual.

$ ___________?___________ /rotation

$ ___________?______/Yr (based on four (4) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ ______________________ / second annual renewal

THIRD ANNUAL RENEWAL $ ______________________/YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name____

Firm Address____

City/State/Zip____

Phone Number_________________________ Fax Number_________________

Name and Title of Representative ____________________________________
(Please Print)

Representative's Signature____

Date________________________________

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

3. ____________ 2. ____________ 3. ____________ 4. ____________ 5. ____________

Dated this ____________________ day of ____________________, 2026

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the third annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ ________________/Year**

Storm Cleanup $______/hr.

Freeze Protection (description of ability) ____

____

____

$______/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$______/hr. for employee with hand-held hose

$______/hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ ________________/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$ ___________________ /Year** (If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials) **$ ___________/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	**Palm Qty**	**# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)**	**Cost per Individual Inoculation (One Cartridge)**	**Total Cost per Year (4x per year)**

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ ________________/ Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ ________________/Year**

Freeze Protection (description of ability) ________________________________
____
____
____
____
____

$______/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ ________ /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ __________ / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Bark Mulch (All labor and materials) $ **______________**/Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

__________ CY Pine Bark Mulch per specs for the first top-dressing at:
$ ________/CY (app. October)

And
__________ Pine Bark Mulch per specs for the second top-dressing at: $________/CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

PART 6

Annual Installation (All labor and materials)

Contractor shall install __?___ (4") annuals four (4) times per year **per specs** at the direction of the District at $______/annual.

$ ___________?___________ /rotation

$ ___________?_____/Yr (based on four (4) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ ______________________ / third annual renewal

Contractor/Firm Name____

Firm Address____

City/State/Zip____

Phone Number_________________________ Fax Number________________

Name and Title of Representative ____________________________________
(Please Print)

Representative's Signature____

Date________________________________

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

4. ____________ 2. ____________ 3. ____________ 4. ____________ 5. ____________

Dated this ____________________ day of ____________________, 2026

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$_____________________Hour
B.	Bush-Hog w/operator	$_____________________Hour
C.	Tractor w/operator	$_____________________Hour
D.	Supervisor with Transportation	$_____________________Hour
E.	Laborer with hand equipment	$_____________________Hour
F.	Truck w/driver	$_____________________Hour
G.	Irrigation Tech	$_____________________Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	$_____________________Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	$_____________________Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	$_____________________Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	$_____________________Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	$_____________________Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	$_____________________Hour
N.	Laborer for Additional Trash Pick-Up	$_____________________Hour
O.	Lump Sum Mowing ([1]), entire community	$___________________Per Mow

[1] Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_________________________ $_________________________ per Hour

_________________________ $_________________________ per Hour

_________________________ $_________________________ per Hour

B. Debris removal equipment unit costs:

_________________________ $_________________________ per Hour

_________________________ $_________________________ per Hour

_________________________ $_________________________ per Hour

C. Other emergency/disaster related unit costs:

_________________________ $_________________________ per Hour

_________________________ $_________________________ per Hour

_________________________ $_________________________ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of: ________________________________ ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this __________ day of _______________________, 2026.

Proposer: ___________________________________
By: ____
Title: ______________________________________

STATE OF FLORIDA
COUNTY OF _________________

The foregoing instrument was acknowledged before me by means of _physical presence or_online notarization, this ___ day of _____________, 2026, by _________________, as ____________ of _______________________, on its behalf. He/She [___] is personally known to me or [___] produced ______________________________ as identification.

____

Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification ________________________

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Cypress Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of ____________________ for ______________________ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is ____

   ____

4. Proposer's Federal Employer Identification Number (FEIN) is ____________________

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: ____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

(_____) Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

(_____) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

(_____) There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

(_____) The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

(_____) The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this __________ day of ______________________, 2026.

Proposer: ________________________________
By: ____________________________________
Title: __________________________________

STATE OF FLORIDA
COUNTY OF _________________

The foregoing instrument was acknowledged before me by means of_ physical presence or__online notarization, this ___ day of _____________, 2026, by _________________, as ____________ of, ______________________ on its behalf. He/She [___] is personally known to me or [___] produced _______________________________ as identification.

____
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _______________________

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Cypress Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of ____________________ for ____________________ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is ____

   ____

4. Proposer's Federal Employer Identification Number (FEIN) is ____________________

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: ____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this __________ day of _______________________, 2026.

Proposer: ______________________________

By: ___________________________________

Title: _________________________________

STATE OF FLORIDA
COUNTY OF _________________

The foregoing instrument was acknowledged before me by means of_ physical presence or_ online notarization, this ___ day of _____________, 2026, by _________________, as ____________ of _______________________, on its behalf. He/She [___] is personally known to me or [___] produced ______________________________ as identification.

____
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _______________________

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES BETWEEN CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT AND ____

THIS AGREEMENT (the "Agreement") is made and entered into this ___ day of __________, 2026, by and between:

Cypress Creek 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 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578 (the "District"); and

_________________, a _______________________, whose address is: ___________
____
____
(the "Contractor").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

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

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape and irrigation maintenance services as described herein and in **Exhibit A** (the "Services"), attached hereto and incorporated by reference herein, within the District. Such lands on which

Services shall be provided are as more particularly described and shown on **Exhibit B**, attached hereto and incorporated herein by reference.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.

E. The Contractor shall report directly to the District's Designee who shall be Matthew O'Nolan, District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXXXXX per year as detailed in Exhibit "B", payable in monthly installments as detailed below, for a term of one (1) year with the option to renew for three (3) additional one (1) year periods unless terminated earlier as provided in this Contract.

1. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Contract. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

2. The District may require, as a condition precedent to making any payment to the 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 the 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 the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the 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.

3. The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the initial term, XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the first annual renewal, XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the second annual renewal and XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the third annual renewal to include Parts 1 through 4 of the Scope of Services as detailed in Exhibit "B", payable in monthly installments as detailed below unless terminated earlier as provided in this Contract. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices. As compensation for the work, the District agrees to pay Contractor $XXX,XXX.XX per month during the Initial Term, $XXX,XXX.XX per month during the First Annual Renewal, $XXX,XXX.XX per month during the Second Annual Renewal and $XXX,XXX.XX per month during the Third Annual Renewal. Such compensation covers only the items specified in Parts 1 & 4 of the Contractor's Bid Form. Additionally, for the services specified in Parts 2, 3, 5 & 6 of the Contractor's Bid Form attached as Exhibit "C", the District agrees to pay Contractor using the pricing specified in the Contractor's Bid Form in the month after the services were performed and after required documentations (if any) have been provided. Up to a maximum of XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX), XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX), XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) and XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the Initial contract term, first annual renewal, second annual renewal and third annual renewal, respectively, shall be paid if all mulch top-dressings (Part 5) are performed and awarded to Contractor as well as four 3-month annual flower rotations (Part 6) are performed and awarded to Contractor. Contractor shall not perform mulching or annual installation services without the prior written approval of the District.

SECTION 4. CHANGE ORDERS. Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written change order from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any change order. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order as reasonably determined by the District in conference with the Contractor. All change orders shall be in the form attached hereto as **Exhibit C.**

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to Section 2, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6 INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000/$2,000,000
Property Damage (including contractual)	$1,000,000/$2,000,000

Automobile Liability (if applicable)
Bodily Injury and Property Damage $1,000,000

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured (for all coverages except workers' compensation coverage). At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. 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 actual damages 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.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. 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 the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A.	**If to Contractor:**	______________________________ ______________________________ ______________________________ Attn: __________________________
B.	**If to District:**	Cypress Creek Community Development District 2700 South Falkenburg Rd. Suite 2745 Riverview, Florida 33578 Attn: District Manager
	With a copy to:	Persson, Cohen & Mooney, P.A. 6853 Energy Court Lakewood Ranch, Florida 32420 Attn: Andrew Cohen

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 the Contractor may deliver Notice on behalf of the District and the 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.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the 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 the 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 the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Manatee County, Florida.

SECTION 18. INDEMNIFICATION.

A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars ($1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the

Agreement.

B. Obligations under this section 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.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) 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 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. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. INSPECTIONS. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's 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 the Contractor's services.

(1) The District hereby designates the District Manager, Field Services Manager or a representative of the District Manager, to act as its representative.

(**2**) The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Community Asset Management Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Community Asset Management Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Community Asset Management Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

SECTION 22. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 23. 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 Matthew O'Nolan ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the 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 the 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 the Contractor, the 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, MATTHEW O'NOLAN, RIZZETTA & COMPANY, INC., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, (xxx) xxx-xxxx, MONOLAN@RIZZETTA.COM.

SECTION 24. 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.

SECTION 25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 26. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

1. E-Verify Requirements. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning August 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

   If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

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.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

____
Signature of Secretary

____
Signature of Chairman, Board of Supervisors

Witness:

____

____
Signature of Witness

____

By:____

Print Name:___________________________________

Title: ______________________________________

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Form of Change Order

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

APRIL 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – APRIL 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches and Zoysia at a height of two (2) to two and one half (2 ½) inches. Rotary Mowers are preferred for heights above one (1) inch. Reel type mowers are required to be used on all Celebration Bermuda turf. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. And the mulching kit must be left in the "closed" position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No "extras" will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds identified as such on the overall Cypress Creek Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **<u>Chemical edging shall not be permitted anywhere on property</u>**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP <u>IMMEDIATELY</u> AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand <u>continuously throughout the year.</u> Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. <u>Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage</u>

from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Cypress Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS, MAINTAINED TRACTS BEHIND RESIDENTS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre-& post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**
NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Any fertilizer ordinance in place for Hillsborough County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.) Only use turf types present on maintenance map.

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + Pre-M
March	A second application of a Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
Oct	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + Pre-M

All Bahia Areas:

February	A complete fertilizer based on soil tests + Pre-M
March	A second application of a Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre-M

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in

writing prior to the implementation of such change. At times, environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. <u>It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.</u>
Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

<u>SHRUB, TREE & GROUNDCOVER FERTILIZATION</u>:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

<u>PALM FERTILIZATION</u>:

All Palms shall receive 1 ½ pounds of 8N-0P2O5-12K2O+4Mg with micronutrients <u>per 100 SF of palm canopy</u> four times per year (March, May, October & December). 100% of the N, K & Mg **<u>MUST</u>** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

<u>Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.</u>

<u>CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity.</u> Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf: Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants: The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that maybe detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing aka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control: Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas at the Community Center grounds. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation components to date.

These inspections shall include:

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions & time DST
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices
   6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources
   1. Visual inspection of water source
   2. Clean all ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone in its entirety.
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.
Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped ornamental beds and tree rings with Pine Bark Mulch & all other areas currently mulched with Pine Straw mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches. Compaction must be figured into the quantity for Pine Straw as three (3) inches is what will be required after compaction/settling has occurred.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. <u>Additionally, Contractor shall properly trench all pine bark bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Pine Bark Mulch beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout.</u> Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner. If there are current piles of mulch surrounding plants, even those plants in large beds, Contractor must rake back this existing mulch. Do not add to it unless there is not a sufficient depth of 3”.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

<u>**This item will not be included in the contract amount and shall be invoiced separately the month after entire top-dressing is completed. Partial payments will not be made. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.**</u>

<u>**The CDD reserves the right to subcontract out any and all mulching events.**</u>

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately ___?__ annuals in 4” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the District or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered on a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Jan., April, July, and Oct.)

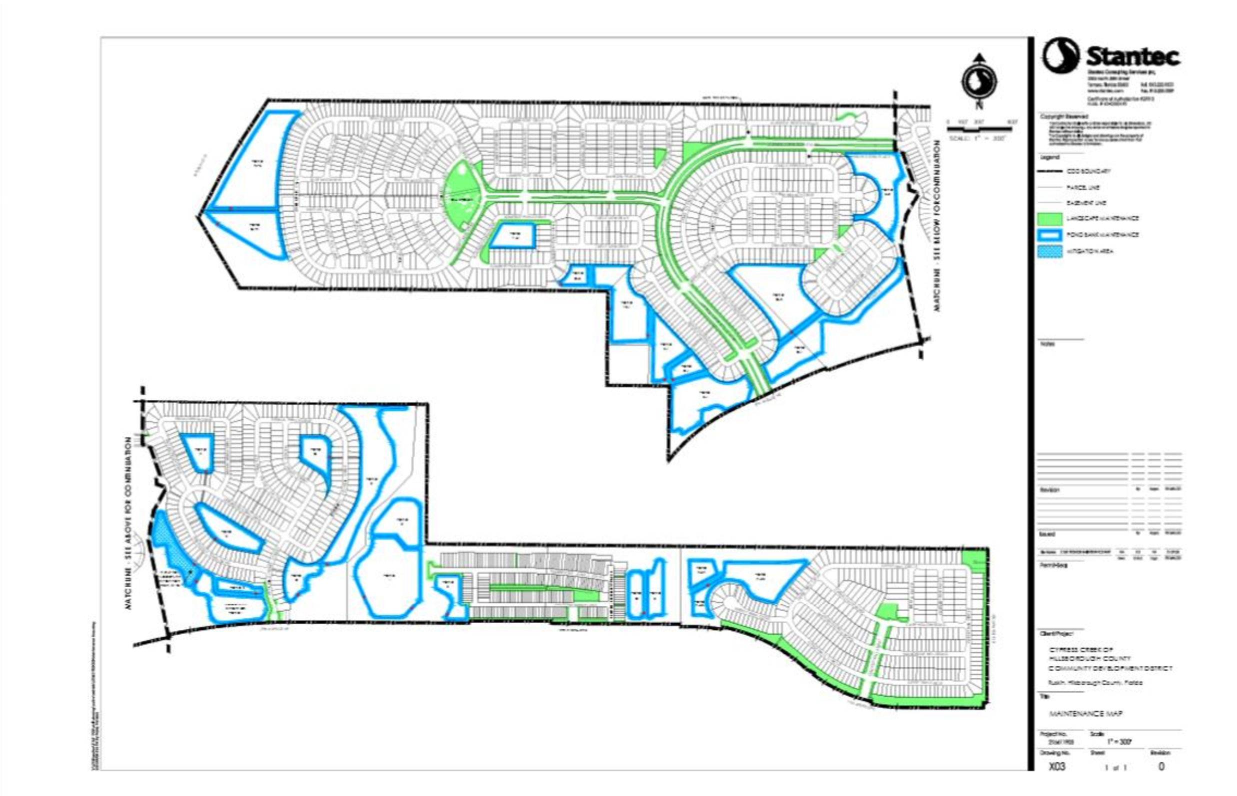
Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides, and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (October) **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1” thick. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4” plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The District reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT B
Landscape Maintenance Map



WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____________, 2026 authorizes certain work in accordance with that certain *Agreement for Landscape and Irrigation Maintenance Services* (the "Agreement"), dated ____________, 2026, by and between:

> **Cypress Creek 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 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578 (the "District"); and
>
> **______________,** a _________________________, whose address is ____ (the "Contractor").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

____
Signature of Secretary

____
Signature of Chairman, Board of Supervisors

____

____
Signature of Witness

____

By:_____________________________________

Its: _____________________________________

Exhibit A: Proposal/Scope of Additional Services

<u>CYPRESS CREEK CDD</u>

<u>IRRIGATION REPAIR REQUEST FORM</u>

DATE:________________________

DAMAGE:____

____

____

LOCATION:____

____

____

PROBABLE CAUSE OF DAMAGE:____

____

____

____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:_______________

____

____

____

IRRIGATION TECHNICIAN'S NAME:____

CYPRESS CREEK REPRESENTATIVE NAME:___________________________________

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

END

CYPRESS CREEK CDD

PEST MANAGEMENT REPORT

DATE:________________________

SYMPTOMS:____

____

____

LOCATION: ____

____

____

PROBABLE CAUSE OF DAMAGE: ____

____

____

____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: ________________________

____

____

____

CERTIFIED PESTICIDE APPLICATOR'S NAME: ________________________________

CYPRESS CREEK REPRESENTATIVE NAME: ______________________________

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

END

Tab 2

Monthly Manager's Report July 2026

Rizzetta & Company
Cypress Creek CDD
Jennifer Dunn

Everyday Tasks – Office Staff

- Greeted, Welcomed, and Helped Residents who call or come into the office needing assistance. We continue to enforce policies set forth and help residents with best outcomes as needed and ensure rules are followed.
- Monitored amenity access activity and reviewed resident access concerns through the Brivo system. Processed new resident registrations and communicated community policies.
- Addressed resident amenity inquiries. Maintained active communication with residents through email correspondence, newsletters, and enumerate engage updates
- Staff continued to conduct routine property inspections to ensure safety, security, and overall site conditions

---

Operation Report for July 2026

Landscaping

Pine Lake has been in communication with the CDD Team, on-site 3-4 days a week –still working to restore irrigation throughout the entire community. Mark works with the team to learn CDD property.

Security and Compliance

Presence at the pools has been top tier this summer and we have a great working relationship with the team – enhancing communication and resident experiences

Amenities | Pools | Playground | Dog Parks

Pools

Cooper Pools- Since transitioning to Cooper Pools, service quality has shown significant improvement. The automatic chemical feeders are fully operational and functioning as intended, helping maintain more consistent water chemistry. The addition of Saturday service has been a valuable enhancement, preventing the deterioration in water quality that was previously common over the weekend and resulting in noticeably improved pool conditions on Monday mornings. Mark and Cooper Pools partnered to get the water features to work again. Black Algae treatments were done at both Orchids and Maples – Main scheduled for 7/21

- Cypress Main Pool Furniture- Admiral Furniture - vague with communication – Cypress main re-sling is happening the last week of July. No firm date, just confirmed that week
    - Chairs/Chaises continue to rip and break and bend (chair legs) at the main pool
- Orchids Pool Furniture- received a tropical refresh – 18 new chaise loungers and 8 tables – Polywood frames- used a local vendor – great experience
- Maples pool – Storm on 7/10 – sent umbrella flying, damaging the umbrella and a bent a small section of the fence where the heavy metal base caught

Dog Parks

- Main Cypress- Fencing and gate hinges were fixed – replacing automatic gate closures
- Mastiff Mounds– Continues to maintain Pet waste dog stations consistently and on schedule
- In Process: Fixing the chain link entrance gate to playground

Resident Engagement & Communications

- Enumerate Engage registrations: 459 household accounts (increase from 440 last month).
- Constant Contact distribution: 1,868 active email addresses.
    - Average open rate: 44% up from 40% in June
    - July Monthly newsletter open rate: 45.3%

Amenity stats

- Peak pool usage 11am-7pm on Sat & Sun; pool currently closes at 8PM
- Staff includes: 3 Pool Monitors – 2 – Regular PT attendants, 1 PT attendant – Sundays only, Mark – Field Services, Jenn – GM
- 1 incident to report – Staff bicycle stolen

Square Report

Date	Time	Gross Sales	Discounts	Service Charges	Net Sales
7/14/2026	17:13:38	$17.76	$0.00	$0.00	$17.76
7/11/2026	15:23:44	$8.88	$0.00	$0.00	$8.88
7/10/2026	13:20:49	$8.88	$0.00	$0.00	$8.88
7/6/2026	14:22:43	$17.76	$0.00	$0.00	$17.76
7/6/2026	10:34:09	($300.00)	$0.00	$0.00	($300.00)
7/5/2026	16:17:15	$27.76	$0.00	$0.00	$27.76

Monthly Field Operations Report July 2026

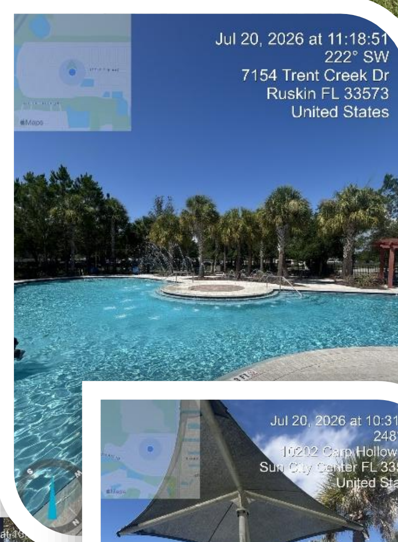
Rizzetta & Company
Cypress Creek CDD

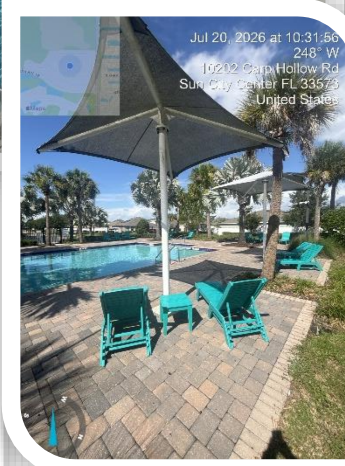
Mark Isley – Field Ops Manager

Community Project Updates as of July 20, 2026

Completed / In Progress

- **New loungers and tables have been delivered for Orchids**
- **Daily inspections of pools, facilities, ponds, landscaping and other CDD areas**
- **Pools are still heavily used; Cooper pools have been great so far with assisting in keeping the chemical levels and injection system operating properly**
- **Cooper pools assisted me with getting the feature fountain operational at Cypress main pool**
- **Have been continuing sign structural mounting and level in Maples**
- **Ordering and installing failed parts for the CDD pet waste stations**
- **Snake abatement continues in house**
- **Ordered a few more up lights to replace failed ones at CDD facilities**
- **Ordered some warning signs for our ponds about Florida wildlife**
- **Admiral furniture is on schedule for end of July sling repair under warranty for 14 loungers.**
- **Helping staff monitor the pools and CDD areas**

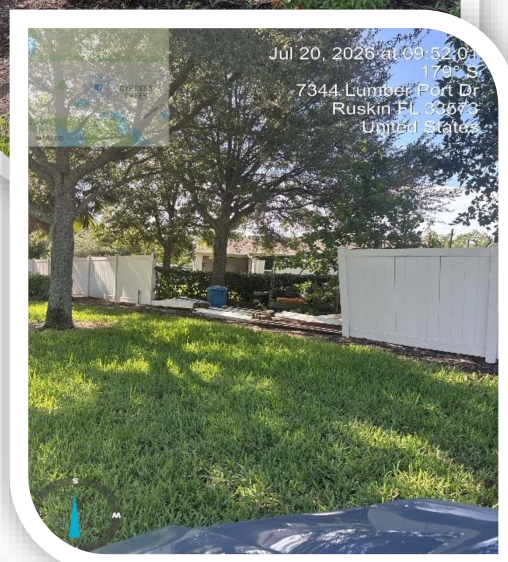


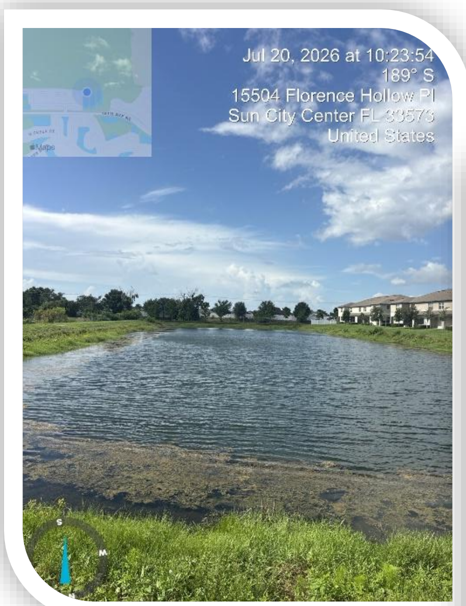


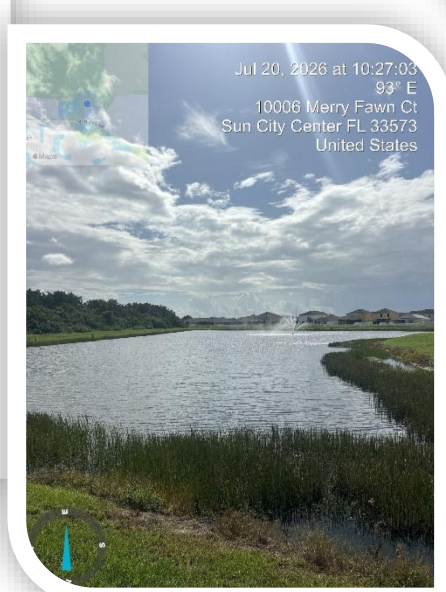
- **Dog park fencing and hinge repairs at the main facility center continue with patches and fence repairs**
- **Following the storm on July 10th, we have some district fencing the is down – parts to repair have been ordered**
- **Communicating with Pine Lake when on site**
- **Daily refuse pick-up**

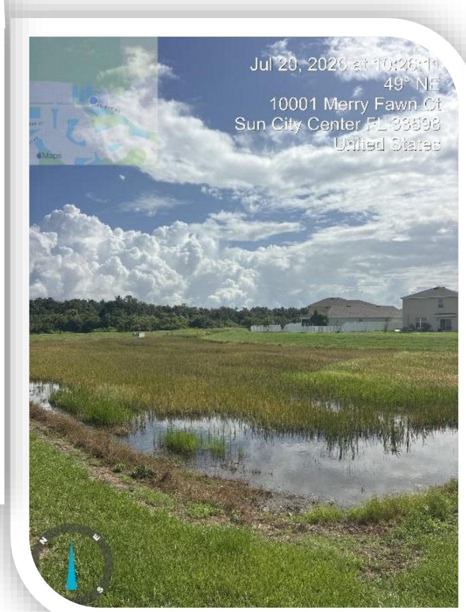
Ponds

- **Still monitoring ponds daily.**
- **New vendor has began weed control and trash removal**
- **I have still not been able to connect with them for an in-depth on-site visit**
- **No reports have been sent to me as of today**
- **I have been assured that we will be meeting at some time in the near future for a site tour of the retention ponds**



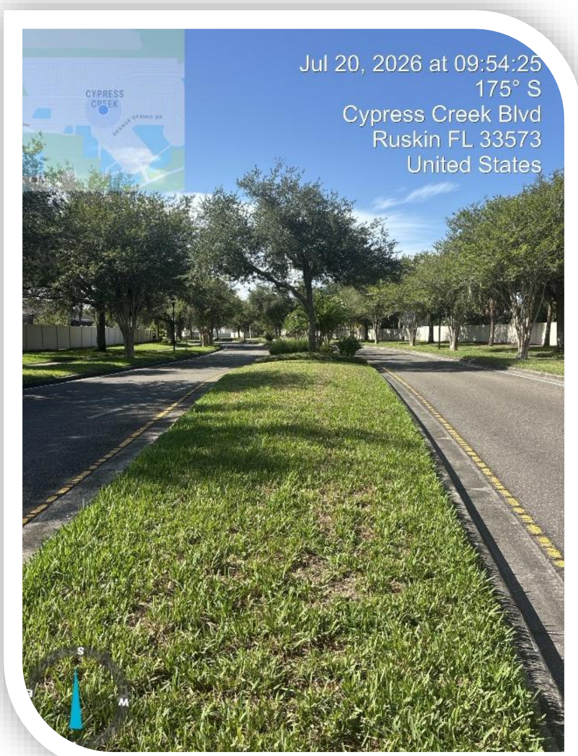






Landscaping overview

- Pine Lake has been onsite for over a month now
- I am seeing much improvement with the landscape in general
- I have a tentative time soon to meet with the irrigation team to do a lengthy site visit to figure out what the previous vendor completed and try to match that to their final bill
- The recent rains and partial working irrigation have helped the all-around look of the landscaping
- Pine Lake continues to be communicative and replies to questions in a timely manner
- Pond bank mowing has been great
- When I meet with the new pond vendor, I will bring in Pine Lake when we are discussing the boundaries where these 2 vendors need to meet to have clean transitions on our ponds
- Landscape mowing, edging and trimming has been on a regular basis
- Once we are functional with irrigation, we may want to investigate Pine Lake clearing some Brazilian peppers that are blocking a few walkways and impeding the pathways around some ponds



Tab 3

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 18th @ 7pm
- **Next General Election:** November 2026
- **Quarterly Website Compliance Audit: Completed, 100% in compliance**

CYPRESS CREEK

District Manager's Report

July 28th @ 7pm

2026

FINANCIAL SUMMARY	5/31/2026
General Fund Cash & Investment Balance:	$927,600
Reserve Fund Cash & Investment Balance:	$264.702
Debt Service Fund Investment Balance:	$1,031,518
Total Cash and Investment Balances:	**$2,223,820**

General Fund Expense Variance: $68,589 Over Budget

Tab 4

INVOICE

Getz Outdoor Services
22460 Cherokee Rose Pl
Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com
+1 (813) 701-6831
http://Getzoutdoorservices.com

Bill to

Cypress Creek Of Hillsborough County
Community Development District
3434 Colwell Ave, Suite 200
Tampa, Fl. 33614

Invoice details

Invoice no.: 1336
Terms: Due on receipt
Invoice date: 07/14/2026
Due date: 07/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation repairs**	Drop line removal- $11,700 Orchid- New Hunter ACC2 two wire controller installed- $2,900 New Maxi line and sprayers installed- $4,600 17 broken connections repaired- $2,550 31 broken heads replaced- $620 Maples- New ICC2 controller installed- $2400 New two wire module for controller- $150 2 lateral line leaks repaired -$300 A2- Replaced panel so system was not using zones double wired as there were more zones than old panel would allow to operate together and are now all individually wired properly- $4,500 100 hours of wire fault tracking- $12,000 395 broken heads replaced- $7,900 85 broken connection repaired including roots cut and dug up and replaced- $12,750 6 Hunter decoder valves replaced- $3,000 5 decoders replaced- $2,500 60 hours of trouble shooting decoders and controller $9,000	1	$68,713.39	$68,713.39

44/57 zones all working as they should and connected to controller

Main amenity- New maxi line and sprayers installed- $4,800
Controller panel replaced for bigger controller that can handle all zones. Previously they were double wired and would not turn on- $2,800
5 manual valves found that were buried under grass
Field and north section past sidewalk have faulty wiring and must be dug up to be replaced (did not get this far as amenity center would had to have been closed down due to 4+' digging needed to replace wires and there were safety concerns by Rizzetta staff at amenity center

Vines- 33 broken heads replaced- $660
9 lateral line leaks replaced- $900
7 broken connections repaired- $700

Total amount $86,730

Lakeside Plantation CDD approved $68,713.39

Total	**$68,713.39**

Ways to pay

VISA BANK

View and pay

Tab 5

Robert
8225 Ulmerton Rd
Largo, FL 33771
(727) 396-4408
robert@patio.plus

PATIO WAREHOUSE

For
Cypress Creek CDD 7154 Trent creek drive Sun city Florida

Estimate Num	51
Date	Jul 1, 2026

Description	Quantity	Cost	Discount	Tax	Amount
Chaise Lounger “Poly wood” 70 lbs w/o armrests - teal Color tbd	18	$350.00	$0.00	0%	$6,300.00
Adirondack Side tables heavy duty modern single shelf - teal	8	$95.00	-$240.00	0%	$520.00

SUBTOTAL:	**$6,820.00**
TAX 7%:	**$0.00**
TOTAL	**$6,820.00**

Tab 6

Rizzetta & Company

Cypress Creek of Hillsborough County Community Development District

Financial Statements
(Unaudited)

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

cypresscreekcdd.org
rizzetta.com

Cypress Creek of Hillsborough County Community Development District
Balance Sheet
As of 05/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	927,598	0	3,712	931,310	0	0
Investments	2	264,702	1,031,518	1,296,221	0	0
Accounts Receivable	12,346	0	11,872	24,219	0	0
Prepaid Expenses	709	0	0	709	0	0
Fixed Assets	0	0	0	0	13,694,928	0
Amount Available in Debt Service	0	0	0	0	0	1,047,102
Amount To Be Provided Debt Service	0	0	0	0	0	12,067,898
Total Assets	940,655	264,702	1,047,102	2,252,459	13,694,928	13,115,000
Liabilities						
Accounts Payable	87,315	0	0	87,315	0	0
Accrued Expenses	9,512	0	0	9,512	0	0
Other Current Liabilities	98,951	0	0	98,951	0	0
Due To Other	500	0	0	500	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,115,000
Deposits Payable	1,500	0	0	1,500	0	0
Total Liabilities	197,778	0	0	197,778	0	13,115,000
Fund Equity & Other Credits						
Beginning Fund Balance	365,554	103,236	1,014,626	1,483,416	0	0
Investment In General Fixed Assets	0	0	0	0	13,694,928	0
Net Change in Fund Balance	377,323	161,466	32,476	571,266	0	0
Total Fund Equity & Other Credits	742,877	264,702	1,047,102	2,054,682	13,694,928	0
Total Liabilities & Fund Equity	940,655	264,702	1,047,102	2,252,459	13,694,928	13,115,000

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	100	100	703	603
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,442,478	12,601
Other Misc. Revenues				
Facilities Rentals	2,500	1,667	1,559	(108)
Miscellaneous Revenue	0	0	466	467
Total Revenues	1,432,477	1,431,644	1,445,206	13,563
Expenditures				
Legislative				
Supervisor Fees	10,000	6,667	7,200	(534)
Total Legislative	10,000	6,667	7,200	(534)
Financial & Administrative				
Accounting Services	22,000	14,667	14,666	0
Administrative Services	4,400	2,933	2,934	0
Arbitrage Rebate Calculation	1,200	800	0	800
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	0	0	0
Dissemination Agent	2,000	2,000	1,333	667
District Engineer	2,500	1,667	5,444	(3,777)
District Management	24,200	16,133	16,133	0
Dues, Licenses & Fees	175	175	575	(400)
Financial & Revenue Collections	4,400	2,933	2,934	0
General Liability & Property Insurance	103,449	103,449	57,552	45,897
Legal Advertising	2,500	1,667	1,883	(217)
Office Supplies	500	333	3,555	(3,221)
Postage & Delivery	500	334	0	333
Room Rentals Expense	1,100	733	0	733
Trustees Fees	9,734	6,489	3,546	2,943
Website Hosting, Maintenance, Backup & E	2,400	2,400	4,725	(2,325)
Total Financial & Administrative	189,758	161,713	120,280	41,433
Legal Counsel				
District Counsel	20,000	13,334	28,980	(15,646)
Total Legal Counsel	20,000	13,334	28,980	(15,646)
Electric Utility Services				
Utility - Electricity	11,400	7,600	898	6,702
Utility - Street Lights	206,000	137,333	133,820	3,513
Utility Services	25,000	16,667	21,030	(4,363)
Total Electric Utility Services	242,400	161,600	155,748	5,852
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	9,046	4,786	4,260
Total Garbage/Solid Waste Control Ser-	13,570	9,046	4,786	4,260

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
vices				
Water-Sewer Combination Services				
Utility Services	15,000	10,000	9,899	101
Total Water-Sewer Combination Services	15,000	10,000	9,899	101
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	15,880	16,201	(321)
Mitigation Area Monitoring & Maintenance	3,200	2,134	0	2,133
Water Quality Monitoring & Testing	2,904	1,936	3,745	(1,809)
Total Stormwater Control	29,924	19,950	19,946	3
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	8,960	10,280	(1,320)
Field Manager	15,600	10,400	0	10,400
Holiday Decorations	7,000	4,666	0	4,667
Irrigation Maintenance & Repair	10,000	6,667	2,951	3,716
Landscape Inspection Services	15,600	10,400	10,400	0
Landscape Maintenance	344,000	229,333	274,100	(44,766)
Landscape Replacement Plants, Shrubs, Tr	45,000	30,000	1,250	28,750
Maintenance & Repairs	35,000	23,334	23,361	(29)
Miscellaneous Contingency	20,000	13,333	1,781	11,553
Pressure Washing	10,000	6,667	750	5,917
Total Other Physical Environment	515,640	343,760	324,873	18,888
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	6,000	4,243	1,756
Amenity Management Service Contracts	208,553	139,035	164,072	(25,036)
Dues, Licenses & Fees	825	550	212	338
Furniture Repair & Replacement	5,000	3,333	0	3,333
Gate Phone	2,010	1,340	0	1,340
Internet/WiFI	6,180	4,120	4,166	(46)
Janitorial Service	15,000	10,000	6,028	3,973
Pest Control	3,390	2,260	2,240	20
Pool Repair & Maintenance	1,500	1,000	21,561	(20,562)
Pool Service Contract	34,800	23,200	43,147	(19,947)
Security Camera Maintenance	6,768	4,512	8,418	(3,906)
Security Services & Patrols	88,159	58,773	81,026	(22,253)
Total Parks & Recreation	381,185	254,123	335,113	(80,990)
Special Events				
Special Events	10,000	6,666	9,970	(3,304)
Total Special Events	10,000	6,666	9,970	(3,304)
Contingency				
Miscellaneous Contingency	5,000	3,334	41,986	(38,652)
Total Contingency	5,000	3,334	41,986	(38,652)
Total Expenditures	1,432,477	990,193	1,058,781	(68,589)

753 General Fund

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	441,451	386,425	(55,026)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	(9,101)	(9,102)
Total Other Financing Sources(Uses)	0	0	(9,101)	(9,102)
Fund Balance, Beginning of Period	0	0	365,553	365,554
Total Fund Balance, End of Period	0	441,451	742,877	301,426

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	100	100	5,053	4,953
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Total Revenues	173,063	173,063	178,016	4,953
Expenditures				
Contingency				
Bank Fees	800	533	0	533
Capital Outlay	273,288	182,192	16,550	165,642
Total Contingency	274,088	182,725	16,550	166,175
Total Expenditures	274,088	182,725	16,550	166,175
Total Excess of Revenues Over(Under) Expenditures	(101,025)	(9,662)	161,466	171,128
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
Total Other Financing Sources(Uses)	101,025	101,025	0	(101,025)
Fund Balance, Beginning of Period	0	0	103,236	103,236
Total Fund Balance, End of Period	0	91,363	264,702	173,339

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	34,756	34,756
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,531,923	11,953
Total Revenues	1,519,971	1,519,971	1,566,679	46,709
Expenditures				
Debt Service				
Interest	664,971	664,971	682,293	(17,323)
Principal	855,000	855,000	855,000	0
Total Debt Service	1,519,971	1,519,971	1,537,293	(17,323)
Total Expenditures	1,519,971	1,519,971	1,537,293	(17,323)
Total Excess of Revenues Over(Under) Expenditures	0	0	29,386	29,386
Fund Balance, Beginning of Period	0	0	915,773	915,773
Total Fund Balance, End of Period	0	0	945,159	945,159

753 Debt Service Fund S2017A

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,429	2,429
Special Assessments				
Tax Roll	21,393	21,393	21,562	169
Total Revenues	21,393	21,393	23,991	2,598
Expenditures				
Debt Service				
Interest	16,393	16,393	15,900	493
Principal	5,000	5,000	5,000	0
Total Debt Service	21,393	21,393	20,900	493
Total Expenditures	21,393	21,393	20,900	493
Total Excess of Revenues Over(Under) Expenditures	0	0	3,091	3,091
Fund Balance, Beginning of Period	0	0	98,852	98,852
Total Fund Balance, End of Period	0	0	101,943	101,943

Cypress Creek CDD
Investment Summary
May 31, 2026

Account	Investment		Balance as of May 31, 2026
State Board of Administration	Local Governmental Investment Pool	$	2
	Total General Fund Investments	**$**	**2**
Valley National Bank	Governmental Checking	$	264,702
	Total Reserve Fund Investments	**$**	**264,702**
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$	586,109
US Bank Series 2015 A-1 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		3,682
US Bank Series 2015 A-1 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		340,000
US Bank Series 2017A Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		26,727
US Bank Series 2017A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		75,000
	Total Debt Service Fund Investments	**$**	**1,031,518**

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Cypress Creek of Hillsborough County Community Development District
Summary A/R Ledger
From 05/01/2026 to 05/31/2026

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
753, 178							
	753-001	753 General Fund	Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	12,346.39
Sum for 753, 178							**12,346.39**
753, 180							
	753-200	753 Debt Service Fund S2015 A-1	Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	11,708.05
Sum for 753, 180							**11,708.05**
753, 181							
	753-201	753 Debt Service Fund S2017A	Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	164.79
Sum for 753, 181							**164.79**
Sum for 753							**24,219.23**
Sum Total							**24,219.23**

Cypress Creek of Hillsborough County Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753, 178						
	753 General Fund	05/05/2026	Charter Communications	2396186052426	Internet /WIFI 05/26	66.02
	753 General Fund	05/01/2026	Cooper Pools Inc.	677	Final Invoice for pool Repair 05/26	1,100.00
	753 General Fund	05/05/2026	Florida Department of Health Hillsborough County	29-BID-8542875	Swimming Pools- Permit # is 29-60-190824 05/26	400.00
	753 General Fund	05/05/2026	Getz Outdoor Services	1324-Final	Land Scape Maintenance 04/26	14,333.34
	753 General Fund	05/05/2026	Getz Outdoor Services	1328 Final	Land Scape Maintenance 05/26	14,333.33
	753 General Fund	05/05/2026	Getz Outdoor Services	1328	50 % Landscape Maintenance 05/26	14,333.34
	753 General Fund	05/26/2026	Hillsborough County BOCC	6932917329-052626	9770 Mulberry Marsh LN 04/26	151.36
	753 General Fund	05/26/2026	Hillsborough County BOCC	4395900000-052626	BOCC Summary 4395900000 04/26	683.59
	753 General Fund	05/05/2026	Pine Lake Services, LLC	9963	#8387 - Cypress Creek CDD Maintenance Proposal 4.14.26 May 2026 05/26	33,966.67
	753 General Fund	05/15/2026	Signal 88 Franchise Group, Inc.	CM-06862	Credit memo for Duplicate Invoice 04/26	(9,930.90)
	753 General Fund	05/29/2026	TECO	211003934828-052926	19 19th Ave. NW - Streetlights 05/26	12,434.93
	753 General Fund	05/29/2026	TECO	221007595426-052926	J PH 1 & 2 - Streetlights 05/26	2,613.39
	753 General Fund	05/28/2026	TECO	221009579147-052826	Cypress Creek K Phase 3 - Streetlights 05/26	360.85
	753 General Fund	05/25/2026	Times Publishing Company	90410-052426	Legal Ad Account # STCCR 05/26	354.00
	753 General Fund	05/31/2026	Valley National Bank	CC053126-Dunn	Maintenance & Repair 05/26	149.82
	753 General Fund	05/31/2026	Valley National Bank	CC053126-Dunn	Maintenance & Repair 05/26	353.29
	753 General Fund	05/31/2026	Valley National Bank	CC053126-Dunn	Maintenance & Repair 05/26	918.83
	753 General Fund	05/31/2026	Valley National Bank	CC053126-Dunn	Maintenance & Repair 05/26	77.99
	753 General Fund	05/01/2026	Vanguard Cleaning Systems of Tampa Bay	117506	SoftSoap Moisturizing Refill Gallon Unscented 0/526	24.75
	753 General Fund	05/01/2026	Waste Management Inc. of Florida	0255493-2206-0	Waste Disposal - 9770 Mulberry Marsh Ln 05/26	340.01
	753 General Fund	05/01/2026	Waste Management Inc. of Florida	0254919-2206-5	Waste Disposal - 7154 Trent Creek Dr 05/26	250.00
Sum for 753, 178						**87,314.61**
Sum for 753						**87,314.61**
Sum Total						**87,314.61**

Cypress Creek of Hillsborough County
Community Development District
Notes to Unaudited Financial
Statements May 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 05/31/26.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 7

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
June 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **$176,025.23**

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Ballenger Landcare, LLC	300239	858	Water Use Readings 06/26	$	245.00
Charter Communications	20260615-1	2396186052426	Internet /WIFI 05/26	$	66.02
Charter Communications	20260622-2	2454480060226	10202 Carp Hollow Road 06/26	$	68.21
Charter Communications	20260622-2	2454498060226	9770 Mulberry Marsh Ln 06/26	$	68.21
Complete IT Corp	300240	20243	Access Control 06/26	$	799.50
Complete IT Corp	300240	20312	Service Call for onsite diagnosis of downed Eagle Eye 06/26	$	330.00
Complete IT Corp	300250	20343	Camera Offline 06/26	$	330.00
Complete IT Corp	300256	20394	EEN Starlight Camera 06/26	$	919.00
Complete IT Corp	300255	20414	CIT ACS Prox Key Fobs - Blue 06/26	$	700.00
Complete IT Corp	300240	740D5A2B-0022	Phone Rental & Lines 06/26	$	155.07
Cooper Pools Inc.	300234	677	Final Invoice for pool Repair 05/26	$	1,100.00
Florida Department of Health Hillsborough County	300236	29-BID-8542875	Swimming Pools- Permit # is 29-60-190824 05/26	$	400.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
GameTime	300251	INV-00107428	Fitness Equipment Replacements 06/26	$	3,055.80
Getz Outdoor Services	300241	1324-Final	Land Scape Maintenance 04/26	$	14,333.34
Getz Outdoor Services	300241	1328	50 % Landscape Maintenance 05/26	$	14,333.34
Getz Outdoor Services	300252	1328 Final	Land Scape Maintenance 05/26	$	14,333.33
Hillsborough County BOCC	20260618-1	4395900000-052626	BOCC Summary 4395900000 04/26	$	683.59
Hillsborough County BOCC	20260618-1	6932917329-052626	9770 Mulberry Marsh LN 04/26	$	151.36
Massey Services, Inc.	20260626-5	71108381	Pest Control Services 06/26	$	100.00
Massey Services, Inc.	20260626-5	71182889	Pest Control Services 06/26	$	120.00
Massey Services, Inc.	20260626-5	71201184	Pest Control Services 06/26	$	60.00
Mastiff Mounds LLC	300242	4321-3020-260601-8-3349516	Pet Waste Management 06/26	$	1,120.00
Pine Lake Services, LLC	300243	9963	#8387 - Cypress Creek CDD Maintenance Proposal 4.14.26 May 2026 05/26	$	33,966.67
Rizzetta & Company, Inc.	300238	INV0000110002	Administrative Services 06/26	$	6,250.01

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Rizzetta & Company, Inc.	300248	INV0000110067	General Management & Oversight and Personnel Reimbursement 06/26	$	13,918.46
Rizzetta & Company, Inc.	300247	INV0000110110	Out of Pocket Expense for May Service 06/26	$	480.40
Rizzetta & Company, Inc.	300254	INV0000110147	Personnel Reimbursement 06/26	$	12,274.50
SafeTouch, LLC	300245	21810	Monthly Services 06/26	$	150.00
SchoolStatus, LLC	300260	INV-SS-7272	School Now CDD ADA-PDF 06/26	$	1,661.39
Signal 88 Franchise Group, Inc.		CM-06862	Patrol Services 06/26	$	11,048.40
Signal 88 Franchise Group, Inc.	300253	US 173404	Patrol Services 06/26	$	11,048.40
Solitude Lake Management, LLC	300246	PSI270575	Lake Maintenance 06/26	$	2,064.83
TECO	20260630-1	211003933580-060826	15592 Cypress Creek Blvd 05/26	$	45.85
TECO	20260630-1	211003933838-060826	15491 Cypress Creek Blvd 05/26	$	26.48
TECO	20260630-1	211003934034-060826	15441 Cypress Creek Blvd 05/26	$	52.02
TECO	20260630-1	211003934265-060826	7152 Trent Creek Dr. Pump 05/26	$	43.90

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
TECO	20260630-1	211003934406-060826	7154 Trent Creek Dr 05/26	$	921.39
TECO	20260630-1	211003934620-060826	10116 Geese Trail Cr 05/26	$	2,032.85
TECO	20260622-1	211003934828-052926	19 19th Ave. NW - Streetlights 05/26	$	12,434.93
TECO	20260630-1	221001581182-060826	4470 NE 19 Ave 05/26	$	62.58
TECO	20260630-1	221003904697-060826	10202 Carp Hollow Rd 05/26	$	493.12
TECO	20260630-1	221007372990-060826	9770 Mulberry Marsh Ln 05/26	$	643.08
TECO	20260622-1	221007595426-052926	J PH 1 & 2 - Streetlights 05/26	$	2,613.39
TECO	20260630-1	221007730122-060826	15536 Wicked Strong St 05/26	$	132.98
TECO	20260630-1	221009578578-060826	10008 MERRY FAWN CT, A 05/26	$	246.17
TECO	20260622-1	221009579147-052826	Cypress Creek K Phase 3 - Streetlights 05/26	$	360.85
Times Publishing Company	300237	90410-052426	Legal Ad Account # STCCR 05/26	$	354.00
Triple D Fencing	300249	4136	Trampolines 06/26	$	1,500.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Triple D Fencing	300249	4137	Fence Repair 06/26	$ 1,250.00
Vanguard Cleaning Systems of Tampa Bay	300235	117506	SoftSoap Moisturizing Refill Gallon Unscented 0/526	$ 24.75
Vanguard Cleaning Systems of Tampa Bay	300244	117560	Monthly Service 06/26	$ 710.00
Vanguard Cleaning Systems of Tampa Bay	300261	117733	Angel Soft toilet Paper, Coastwide Professional Paper towels 06/26	$ 152.05
Wahoo Pools Group, Inc.	300263	20252784	Pool Service 06/26	$ 5,000.00
Waste Management Inc. of Florida	20260616-1	0254919-2206-5	Waste Disposal - 7154 Trent Creek Dr 05/26	$ 250.00
Waste Management Inc. of Florida	20260616-1	0255493-2206-0	Waste Disposal - 9770 Mulberry Marsh Ln 05/26	$ 340.01
Total				**$ 176,025.23**

BALLENGER
LANDCARE

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 858

Date	PO#
06/01/26	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

Bill To
Cypress Creek of Hillsborough CDD C/O Rizzetta & Co 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Address
CYPRESS CREEK OF HILLSBOROUGH CDD TAMPA, FL 33619

Description	Qty / UOM	Rate	Ext. Price	Amount
#559 - Monthly Water Use Reporting & Quarterly Well Maintenance June 2026				**$245.00**

Subtotal	$245.00
Sales Tax	$0.00
Total	**$245.00**
Credits/Payments	($0.00)
Balance Due	**$245.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$245.00	$0.00	$245.00	$0.00	$241.50

Spectrum BUSINESS

May 24, 2026
Invoice Number: 2396186052426
Account Number: **8337 12 028 2396186**

Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0308

Auto Pay Notice

NEWS AND INFORMATION

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 05/24/26 through 06/23/26 details on following pages

Previous Balance	82.83
Payments Received -Thank You!	-82.83
Remaining Balance	**$0.00**
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	10.00
Other Charges	5.00
Taxes, Fees and Charges	1.02
Current Charges	$66.02
YOUR AUTO PAY WILL BE PROCESSED 06/11/26	
Total Due by Auto Pay	**$66.02**

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 05252026 NNNNNNNN 01 001290 0005

CYPRESS CREEK OF HILLSBOROUGH
PO BOX 32414
CHARLOTTE NC 28232-2414

May 24, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2396186052426
Account Number: 8337 12 028 2396186
Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0308

Total Due by Auto Pay **$66.02**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028239618600066027

 May 24, 2026

CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2396186052426
Account Number: 8337 12 028 2396186

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 24 05252026 NNNNNNNN 01 001290 0005

Charge Details

Previous Balance		82.83
EFT Payment	05/11	-82.83
Remaining Balance		**$0.00**

Payments received after 05/24/26 will appear on your next bill.

Service from 05/24/26 through 06/23/26

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00
Your promotional price will expire on 04/23/27	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$50.00
Spectrum Business™ Internet Total	$50.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-40.00
Your promotional price will expire on 04/23/28	
	$10.00
Phone number (813) 213-9890	
	$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$10.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00

Other Charges Continued

Paper Bill Statement Charge	5.00
Other Charges Total	$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
Federal Universal Service Fund	0.74
Taxes, Fees and Charges Total	$1.02
Current Charges	**$66.02**
Total Due by Auto Pay	**$66.02**

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.

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**.

Spectrum BUSINESS

June 2, 2026
Invoice Number: 2454480060226
Account Number: **8337 12 028 2454480**

Service At: 10202 CARP HOLLOW RD
SUN CITY CENTER FL 33573-6780

Auto Pay Notice

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary
Service from 06/02/26 through 07/01/26 details on following pages

Previous Balance	62.83
Payments Received -Thank You!	-62.83
Remaining Balance	**$0.00**
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	10.00
Other Charges	5.00
Taxes, Fees and Charges	3.21
Current Charges	$68.21
YOUR AUTO PAY WILL BE PROCESSED 06/19/26	
Total Due by Auto Pay	**$68.21**

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Give your customers the sports, news and TV entertainment they want with TV Premier for $70/mo. by calling 1-866-392-2904.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 06032026 NNNNNNNN 01 001302 0005

CYPRESS CREEK OF HILLSBOROUGH
PO BOX 32414
CHARLOTTE NC 28232-2414

June 2, 2026
CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454480060226
Account Number: 8337 12 028 2454480
Service At: 10202 CARP HOLLOW RD
SUN CITY CENTER FL 33573-6780

Total Due by Auto Pay	**$68.21**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245448000068213

 June 2, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480060226
Account Number: 8337 12 028 2454480

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 02 06032026 NNNNNNNN 01 001302 0005

Charge Details

Previous Balance		62.83
EFT Payment	05/19	-62.83
Remaining Balance		**$0.00**

Payments received after 06/02/26 will appear on your next bill.

Service from 06/02/26 through 07/01/26

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00
Your promotional price will expire on 05/01/27	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$50.00
Spectrum Business™ Internet Total	$50.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-40.00
Your promotional price will expire on 05/01/28	
	$10.00
Phone number (813) 213-9899	
	$0.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$10.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00

Other Charges Continued

Paper Bill Statement Charge	5.00
Other Charges Total	$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
State and Local Sales Tax	0.39
Federal Universal Service Fund	0.74
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	1.32
Taxes, Fees and Charges Total	$3.21
Current Charges	**$68.21**
Total Due by Auto Pay	**$68.21**

Billing Information

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Continued on the next page....

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For questions or concerns, please call **1-866-519-1263**.

June 2, 2026
Invoice Number: 2454498060226
Account Number: **8337 12 028 2454498**

Service At: 9770 MULBERRY MARSH LN
RUSKIN FL 33573-0227

Auto Pay Notice

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary
Service from 06/02/26 through 07/01/26
details on following pages

Previous Balance	62.83
Payments Received -Thank You!	-62.83
Remaining Balance	**$0.00**
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	10.00
Other Charges	5.00
Taxes, Fees and Charges	3.21
Current Charges	$68.21
YOUR AUTO PAY WILL BE PROCESSED 06/19/26	
Total Due by Auto Pay	**$68.21**

NEWS AND INFORMATION

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 06032026 NNNNNNNN 01 001303 0005

CYPRESS CREEK OF HILLSBOROUGH
PO BOX 32414
CHARLOTTE NC 28232-2414

June 2, 2026
CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454498060226
Account Number: 8337 12 028 2454498
Service At: 9770 MULBERRY MARSH LN
RUSKIN FL 33573-0227

Total Due by Auto Pay **$68.21**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245449800068213

 June 2, 2026

CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454498060226
Account Number: 8337 12 028 2454498

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 02 06032026 NNNNNNNN 01 001303 0005

Charge Details

Previous Balance		62.83
EFT Payment	05/19	-62.83
Remaining Balance		**$0.00**

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Service from 06/02/26 through 07/01/26

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00
Your promotional price will expire on 05/01/27	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$50.00
Spectrum Business™ Internet Total	$50.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-40.00
Your promotional price will expire on 05/01/28	
	$10.00
Phone number (813) 213-9903	
	$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$10.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00

Other Charges Continued

Paper Bill Statement Charge	5.00
Other Charges Total	$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
State and Local Sales Tax	0.39
Federal Universal Service Fund	0.74
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	1.32
Taxes, Fees and Charges Total	$3.21
Current Charges	**$68.21**
Total Due by Auto Pay	**$68.21**

Billing Information

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For questions or concerns, please call **1-866-519-1263**.

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

Complete I.T. SERVICE & SOLUTIONS

Cypress Creek of Hillsborough County CDD
7154 Trent Creek Drive
Florida, United States 33573

Invoice #	20243
Invoice Date	06-01-26
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 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

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

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https://completeit.io
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Complete I.T.
SERVICE & SOLUTIONS

Cypress Creek of Hillsborough County CDD
7154 Trent Creek Drive
Florida, United States 33573

Invoice #	20312
Invoice Date	06-01-26
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours For onsite diagnosis of downed Eagle Eye Bridge. More information in Ticket #13002.	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Thu 05-21-26 10:33 AM
Ticket #	13002
Subject	**Eagle Eye bridge down**

Ticket Issue

Initial Issue Thu 05-21-26 10:33 AM Troy Bacon	Mark and Jennifer from Cypress Creek called to let us that the cameras were down at the main clubhouse. I had them power cycle the Eagle Eye bridge and the cameras still did not come back online and the bridge was not showing online in our Unifi equipment.

Ticket Comments

Date	Comment
Update Wed 05-27-26 05:24 PM David Lago	I went out and performed a reset on the Eagle Eye Bridge After a short delay the cameras were back up and running Ticket Resolved
Initial Issue Thu 05-21-26 10:33 AM Troy Bacon	Mark and Jennifer from Cypress Creek called to let us that the cameras were down at the main clubhouse. I had them power cycle the Eagle Eye bridge and the cameras still did not come back online and the bridge was not showing online in our Unifi equipment.

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Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

Cypress Creek of Hillsborough County CDD
7154 Trent Creek Drive
Florida, United States 33573

Invoice #	20343
Invoice Date	06-10-26
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Thu 06-04-26 09:53 AM
Ticket #	13062
Subject	**Camera Offline**

Ticket Issue

Initial Issue Thu 06-04-26 09:53 AM David Lago	Mark reported that the driveway right camera is offline. I attempted to restart and troubleshoot it remotely, but it did not come back online. It is the only device on that bridge currently offline.

Ticket Comments

Date	Comment
Initial Issue Thu 06-04-26 09:53 AM David Lago	Mark reported that the driveway right camera is offline. I attempted to restart and troubleshoot it remotely, but it did not come back online. It is the only device on that bridge currently offline.

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Complete I.T.
SERVICE & SOLUTIONS

Cypress Creek of Hillsborough County CDD
7154 Trent Creek Drive
Florida, United States 33573

Invoice #	20394
Invoice Date	06-17-26
Balance Due	**$919.00**

Item	Description	Unit Cost	Quantity	Line Total
EEN Starlight Camera	Eagle Eye Camera DT03 Outdoor Turret 4Mpix, NDAA, Starlight, WhiteLED, IP66, 2.8mm lens, microphone, AudioI/O, I/O, POE, SDCard	$539.00	1.0	$539.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	$165.00	2.0	$330.00
(none)	CIT Mount for DT03	$50.00	1.0	$50.00

Subtotal	**$919.00**
Tax	$0.00
Invoice Total	$919.00
Payments	$0.00
Credits	$0.00
Balance Due	**$919.00**

Invoice Ticket

Ticket Date	Fri 06-12-26 10:41 AM
Ticket #	13108
Subject	**Pergola Camera blurry**

Ticket Issue

Initial Issue Fri 06-12-26 10:41 AM Michael Fernandez	We will send a tech onsite to troubleshoot. We don't have the credentials to get in the camera documented. Possible reset to get into it to refocus is an option.

Ticket Comments

Date	Comment
Note Tue 06-16-26 06:44 PM Jacob Macy	Dto3 installed and pergola camera removed from pole, adjusted angle
Note Mon 06-15-26 04:27 PM Jacob Macy	Battery backup battery is shot, E06 error and no battery icon showing on led.
Update Mon 06-15-26 09:22 AM Mark Johnson	Need team to test batteries in main clubhouse battery backup while we are out there as well.
Initial Issue Fri 06-12-26 10:41 AM Michael Fernandez	We will send a tech onsite to troubleshoot. We don't have the credentials to get in the camera documented. Possible reset to get into it to refocus is an option.

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Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T. SERVICE & SOLUTIONS

Cypress Creek of Hillsborough County CDD
7154 Trent Creek Drive
Florida, United States 33573

Invoice #	20414
Invoice Date	06-22-26
Balance Due	**$700.00**

Item	Description	Unit Cost	Quantity	Line Total
CIT ACS Prox Key Fobs - Blue	CIT ACS Prox Key Fobs - Blue	$3.50	200.0	$700.00
UPS Ground Shipping	UPS Ground Shipping	$0.00	1.0	$0.00

Subtotal	**$700.00**
Tax	$0.00
Invoice Total	$700.00
Payments	$0.00
Credits	$0.00
Balance Due	**$700.00**

Invoice Ticket

Ticket Date	Mon 06-22-26 04:04 PM
Ticket #	13160
Subject	**200 Blue Key Fobs**

Ticket Issue

Initial Issue Mon 06-22-26 04:04 PM Mark Johnson	Jennifer approved 2 boxes of blue key fobs. Approved estimate attached.

Ticket Comments

Date	Comment
Initial Issue Mon 06-22-26 04:04 PM Mark Johnson	Jennifer approved 2 boxes of blue key fobs. Approved estimate attached.

Invoice

Invoice number	**740D5A2B-0022**
Date of issue	June 1, 2026
Date due	June 16, 2026

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

$155.07 USD due June 16, 2026

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 2026. 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	2	$25.00	$50.00
Tax - FEDERAL EXCISE TAX	1	$0.08	$0.08
Tax - FEDERAL COST RECOVERY FEE	1	$2.20	$2.20
Tax - FEDERAL NANPA FUND	1	$0.01	$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND	1	$20.01	$20.01
Tax - FCC REGULATORY FEE	1	$0.27	$0.27

Subtotal	$155.07
Total	$155.07
Amount due	**$155.07 USD**

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937

Cooper Pools
844-766-5256

Cypress Creek CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/15/2026	**$1,100.00**	**04/15/2026**

INVOICE NO. 677 - FINAL INVOICE

Order No.:
Quote No.: 539
Job No.: 1098
Site Address: 10202 Carp Hollow Road
Greater Sun Center FL 33573

Walk Thru Inspection

OVERDUE

Sub-Total ex Tax	$1,100.00
Tax	$0.00
Total inc Tax	$1,100.00
Amount Applied	$0.00
Balance Due	$1,100.00

How To Pay

INVOICE NO. 677

Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call 844-766-5256 *to pay over the phone.*

DUE DATE: **05/15/2026** **AMOUNT DUE:** **$1,100.00**

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/15/2026	**$1,100.00**	**04/15/2026**

INVOICE NO. 677 - FINAL INVOICE

Original Contract

Description	Total Value	Current		To Date	
		%	$	%	$
Commercial Installation / Repairs	$4,612.00	23.85	$1,100.00	100.00	$4,612.00
Total	**$4,612.00**	**23.85**	**$1,100.00**	**100.00**	**$4,612.00**

Claim Breakdown (Amount including Tax)

Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/18/2026	589	$2,306.00	$2,306.00	$0.00
04/03/2026	645	$1,206.00	$1,206.00	$0.00
04/15/2026	677	$1,100.00	$0.00	$1,100.00
Total		$4,612.00	$3,512.00	$1,100.00

Contract Summary

Claim to Date	**$4,612.00**
Remaining Claim Balance	**$0.00**

OVERDUE

Florida Department of Health
in Hillsborough County
Notification of Fees Due

29-BID-8542875

Permit Number
29-60-1908244

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount:	$400.00
Previous Balance:	$0.00
Total Amount Due:	**$400.00**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be:$450.00

Mail To: Cypress Creek of Hillsborough County
2502 N Rocky Point Drive, Suite 1050
Tampa, FL 33607

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Cypress Creek Townhomes
Location: 9770 Mulberry Marsh Lane
Sun City Center, FL 33573

Pool Volume: 35,000 gallons
Bathing Load: 38
Flow Rate: 190

Owner Information:
Name: Cypress Creek of Hillsborough County
Address: 2502 N Rocky Point Drive, Suite 1050
(Mailing) Tampa, FL 33607
Home Phone: (813) 288-8078 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **29-60-1908244** Bill ID: **29-BID-8542875**

Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135
Tampa, FL 33675

Circle One: Visa MC
Name on Card: ____________________
Account #: ____________________
Exp Date: ___/___ Security Code (CVV): ______
Card's Billing Address:
____
City: ____________ State: ____ Zip: ______

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:
Payment Amount: $______ For: ____________

Signature **Date**

[Please RETURN invoice with your payment]

Batch Billing ID:113246

GameTime

A PLAYCORE Company

150 PlayCoreDr SE, Fort Payne AL 35967
www.gametime.com
(256) 845-5610 * (800) 633-2394

Remit to:
GameTime
PO Box 680121
Fort Payne, AL 35968

Invoice Date **6/10/2026**
Payment terms

Invoice

Page	1 of 2
Invoice No	INV-00107428
Customer No	C49507003
Customer PO	8506164090

Sold to:
Cypress Creek CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
USA

JUN 15 2021

Ship to:
Cypress Creek CDD
7154 Trent Creek Dr
Ruskin, FL 33573
USA

Original order no	SO-6504341-1
Project name	Fitness Equipment Replacements
Sales responsible	24 - DOMINICA RECREATION PRODUCTS
Rep PO	26-0402

Item number	Description	Quantity	Unit price	Amount
209075	6"x10" CUSHION KIT W/HDW	7.00	422.000	2,954.00
812052	3/8X3/4"PIN-IN BHSC W/PAT	6.00	1.840	11.04
817334	3/8 LOCKWASHER ST STL	6.00	0.270	1.62
817410	3/8 FLAT WASHER ST STL	6.00	0.240	1.44
804804	H38BRN 3/8" BARREL NUT SS	6.00	6.030	36.18
			Subtotal	3,004.28
			Freight	51.52
			Total	**3,055.80**

PREPAID	**-3,055.80**	**INVOICE TOTAL DUE**	**USD**	**0.00**

WITH INCREASED CYBERSECURITY FRAUD, ALWAYS INDEPENDENTLY VERIFY WITH A TRUSTED SOURCE, ANY CHANGES TO PAYMENT INSTRUCTIONS.

A processing fee of 2.50% of the payment amount will be added to all credit card transactions.

If you would prefer your invoice(s) emailed please notify us at ar@gametime.com. Please include the email address you would like your invoice(s) to go to and a contact name and number.

Concealed shortages must be reported to Gametime within 60 days of receipt of merchandise.

Conditions:
Title to this merchandise passes to buyer when seller delivers goods to carrier.

Please note that GAMETIME is a material supplier only and therefore not subject to payment retainage. Shipment of goods which appear on this invoice constitutes completion of this contract by GAMETIME. Payment in full is required within the agreed terms stated on this invoice. Warranty claims and back charges may not be deducted from contract payments without prior approval of GAMETIME customer service personnel.

Seller hereby certifies, to the best of its knowledge, information and belief, that its selling price does not exceed the maximum price permissible under any prevailing applicable law or regulation. Seller agrees to refund any amounts paid by Buyer which are subsequently determined to be in excess of such maximum price.

We hereby certify that these goods were produced in compliance with all applicable requirements of Sections 6, 7 and 12 of the Fair Labor Standards Act, as amended, and of regulations and orders of the United States Department of Labor issued under Section 14 thereof.

INVOICE

Getz Outdoor Services
22460 Cherokee Rose Pl
Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com
+1 (813) 701-6831
http://Getzoutdoorservices.com

GETZ OUTDOOR SERVICES
(813) 701-6831

Bill to
Cypress Creek Of Hillsborough County
Community Development District
3434 Colwell Ave, Suite 200
Tampa, Fl. 33614

Invoice details
Invoice no.: 1324 -Final
Terms: Net 30
Invoice date: 04/08/2026
Due date: 05/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Maintenance Essential Services**	April 2026 landscape maintenance essential services	1	$28,666.67	$28,666.67

Total **$28,666.67**

$14,333.34

Ways to pay

VISA DISCOVER AMEX BANK

View and pay

Previous payment of $14,333.33 paid
05/11/26 check# 041001031233116

INVOICE

Getz Outdoor Services
22460 Cherokee Rose Pl
Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com
+1 (813) 701-6831
http://Getzoutdoorservices.com

Bill to
Cypress Creek Of Hillsborough County
Community Development District
3434 Colwell Ave, Suite 200
Tampa, Fl. 33614

Invoice details
Invoice no.: 1328
Invoice date: 05/05/2026
Due date: 06/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Maintenance Essential Services**	May 2026 landscape maintenance essential services	1	$28,666.67	$28,666.67

Total **$28,666.67**

$14,333.34

Ways to pay

VISA BANK

View and pay

Payment of 50%

INVOICE

Getz Outdoor Services
22460 Cherokee Rose Pl
Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com
+1 (813) 701-6831
http://Getzoutdoorservices.com

(813) 701-6831

Bill to

Cypress Creek Of Hillsborough County
Community Development District
3434 Colwell Ave, Suite 200
Tampa, Fl. 33614

Invoice details

Invoice no.: 1328-Final
Invoice date: 05/05/2026
Due date: 06/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Maintenance Essential Services**	May 2026 landscape maintenance essential services	1	$28,666.67	$28,666.67

Total **$28,666.67**

Ways to pay

VISA DISCOVER AMEX BANK

View and pay

$14,333.33

Previously paid $14,333.34 on 06/05/26

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	05/26/2026	06/16/2026

Summary of Account Charges

Previous Balance	$677.54
Net Payments - Thank You	$-677.54
Total Account Charges	**$683.59**
AMOUNT DUE	**$683.59**

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at https://www.govone.com/waterbill/

This is your summary of charges. Detailed charges by premise are listed on the following page(s)

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4395900000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

THANK YOU!

DUE DATE	06/16/2026
Auto Pay Scheduled DO NOT PAY	

5,194 0

CYPRESS CREEK OF HILLSBOROUGH CDD
P O BOX 32414
CHARLOTTE NC 28232-2414

0043959000001 00000683599

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	05/26/2026	06/16/2026

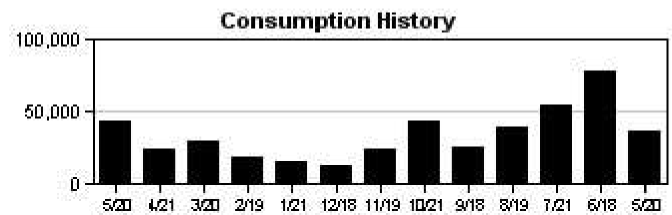
Service Address: 7154 TRENT CREEK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53609529	04/21/2026	55858	05/20/2026	56269	41100 GAL	ACTUAL	WATER
53609528	04/21/2026	17881	05/20/2026	17896	1500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$128.65
Water Base Charge	$128.33
Water Usage Charge	$47.71
Sewer Base Charge	$54.88
Sewer Usage Charge	$10.61
Total Service Address Charges	**$376.72**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	05/26/2026	06/16/2026

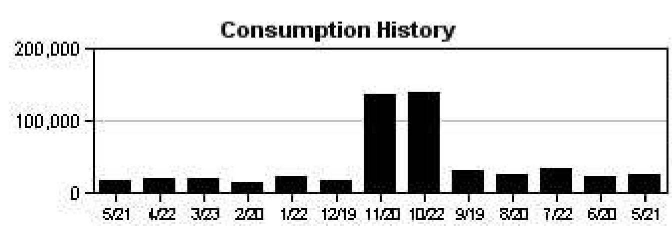
Service Address: 10202 CARP HOLLOW RD

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61040499	04/22/2026	31551	05/21/2026	31705	15400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$46.51
Water Base Charge	$35.58
Water Usage Charge	$21.78
Sewer Base Charge	$87.58
Sewer Usage Charge	$108.88
Total Service Address Charges	**$306.87**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD	6932917329	05/26/2026	06/16/2026

Service Address: 9770 MULBERRY MARSH LN

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54694433	04/22/2026	4141	05/21/2026	4201	6000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$18.12
Water Base Charge	$22.68
Water Usage Charge	$6.72
Sewer Base Charge	$54.88
Sewer Usage Charge	$42.42

Summary of Account Charges

Previous Balance	$156.97
Net Payments - Thank You	$-156.97
Total Account Charges	**$151.36**
AMOUNT DUE	**$151.36**

Important Message

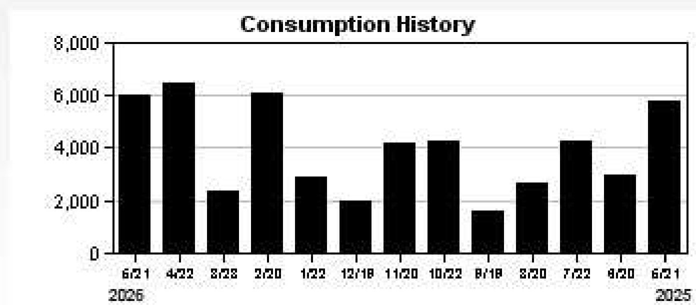
This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at https://www.govone.com/waterbill/

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.**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6932917329

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	06/16/2026
Auto Pay Scheduled DO NOT PAY	

CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD
P O BOX 32414
CHARLOTTE NC 28232-2414

8,224 0

0069329173293 00000151365

MASSEY SERVICES INC.

Cypress Creek CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice #: 71108381
Account #: 9483891
Dated: Jun 23, 2026

Invoice

Description	Amount	Discount	Tax	Adjustment	Total
10202 Carp Holw Rd Sun City Center FL 33573					
Comm Pest Prevention	$100.00	($0.00)	$0.00	$0.00	$100.00
Invoice Total:					**$100.00**

Cypress Creek CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice #: 71182889
Account #: 9483891
Dated: Jun 23, 2026

Invoice

Description	Amount	Discount	Tax	Adjustment	Total
7154 Trent Creek Dr Sun City Center FL 33573					
Comm Pest Prevention	$120.00	($0.00)	$0.00	$0.00	$120.00
Invoice Total:					**$120.00**

MASSEY SERVICES INC.

Cypress Creek CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice #: 71201184
Account #: 9483891
Dated: Jun 23, 2026

Invoice

Description	Amount	Discount	Tax	Adjustment	Total
9770 Mulberry Marsh Ln Sun City Center FL 33573					
Comm Pest Prevention	$60.00	($0.00)	$0.00	$0.00	$60.00
Invoice Total:					**$60.00**

Mastiff Mounds
612 Overhill Dr
Brandon , FL 33511
(813) 894-7667

Cypress Creek CDD
Rizetta & Co Inc
3434 Colwell Avenue Suite 200
Tampa , FL 33614

Billing Period	**05-01-2026 - 06-01-2026**
Date Created	**06-01-2026**
Due Date	**06-26-2026**

INVOICE 4321-3020-260601-8-3349516

Description	Quantity	Rate	Amount
June 2026 - Cypress Creek CDD: Pet Waste Station Management (at $1120 monthly)	1.00	$1,120.00	$1,120.00
		Subtotal	$1,120.00
		Tax	$0.00
		Invoice Total	**$1,120.00**

Thank you!

If you have a credit card account on file, we will automatically charge it to collect any amount due for this invoice, unless you currently have prepaid credit which will first be applied.

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/05/26	9963
Terms	**Due Date**
Net 30	06/04/26

BILL TO	PROPERTY
Matthew O'Nolan Rizzetta & Co. 10820 Mistflower Lane Tampa, FL 33647	Cypress Creek CDD 4530 Eagle Falls Place, Tampa, FL 33619

Amount Due	Enclosed
$33,966.67	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8387 - Cypress Creek CDD Maintenance Proposal 4.14.26 May 2026		**$33,966.67**	**$0.00**	**$33,966.67**
	Total		**$33,966.67**	**$0.00**	**$33,966.67**

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2026	INV0000110002

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00753

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,833.33	$1,833.33
Administrative Services	1.00	$366.67	$366.67
Annual Dissemination Services	1.00	$166.67	$166.67
Email Accounts, Admin & Maintenance	5.00	$20.00	$100.00
Financial & Revenue Collections Services	1.00	$366.67	$366.67
Landscape Consulting Services	1.00	$1,300.00	$1,300.00
Management Services	1.00	$2,016.67	$2,016.67
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$6,250.01
Total	$6,250.01

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/5/2026	INV0000110067

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00074

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,250.00	$1,250.00
Personnel Reimbursement	1.00	$12,668.46	$12,668.46

Subtotal	$13,918.46
Total	$13,918.46

Amenities
Employee Expenses
6/05/2026

	Cypress Creek CDD
Employee Expenses	
Salaries - Amenity Management	$9,212.43
Payroll Taxes	707.32
Insurance	588.01
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	2,053.84
Payroll Expenses - Work Comp	106.86
Total Employee Expenses	**12,668.46**

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/1/2026	INV0000110110

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00074

Description	Qty	Rate	Amount
Enumerate (Community App)	403.80	$1.00	$403.80
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	16.80	$1.00	$16.80
Auto Mileage & Travel	9.80	$1.00	$9.80

Subtotal	$480.40
Total	$480.40

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/18/2026	INV0000110147

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00074

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$12,274.50	$12,274.50

Subtotal	$12,274.50
Total	$12,274.50

Amenities
Employee Expenses
6/18/2026

	Cypress Creek CDD
Employee Expenses	
Salaries - Amenity Management	$8,908.11
Payroll Taxes	681.31
Insurance	588.01
Payroll Expenses - 401k ER Match	
Payroll Expenses -Payroll Fees	1,993.74
Payroll Expenses - Work Comp	103.33
Total Employee Expenses	**12,274.50**

Invoice

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

Bill To	Installation Address
Cypress Creek of Hillsborough CDD C/O Rizzetta & CO 3434 Colwell Ave Ste 200 Tampa, FL 33614	Cypress Creek CDD 15592 Cypress Creek Blvd Ruskin, FL 33573

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	06/01/2026	21810	07/01/2026	VID0217/218/219

Qty	Description
	Monthly Services
1	Emergency Response Call System Service added per SECQ1481 12/1/22

Subtotal	$150.00
Sales Tax (0.0%)	$0.00
Total	$150.00
Balance Due	$150.00

Securiteam is now a part of Safetouch!

SchoolStatus

Invoice # INV-SS-7272
Date: 6/1/2026

Bill To
Cypress Creek CDD
3434 Colwell Ave, Suite 200
Tampa FL 33614
United States

Total Due:	$1,661.39
Due Date:	7/1/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	7/1/2026		7/31/2026	7/30/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	$633.45
SchoolNow ADA Monthly reporting, error correction and training resources	$966.14
SchoolNow Server Fee Annual server fee for website hosting	$61.80

Subtotal	$1,661.39
Tax Total	$0.00
Total	$1,661.39
Amount Paid	$0.00
Amount Due	$1,661.39

For Payment by Check:

SchoolStatus, LLC

P.O. Box 771470

St. Louis, MO 63177-9816

United States

Click Here to pay with Credit Card

Signal
3880 South 149th Street Suite
Omaha, NE 68114

Customer credit memo

Document no. : CM-06862
Date : 2026-04-03
Due date : 2026-04-18

Bill to :
Cypress Creek of Hillsborough CDD
7154 Trent Creek Dr
Ruskin, FL 33573
United States

Ship to :
Cypress Creek of Hillsborough CDD
7154 Trent Creek Dr
Ruskin, FL 33573
United States

Reference number : T#
44021302183 INV US_139887
Replacement INV US_156301

Terms : NET15

Item	Description	Unit	Quantity	Unit price	Amount
EG_2006	Roving Patrol Tours - Cypress Patrol Roving Patrol Tours	Each	5	$34.5	$172.50 T
EG_2005	Dedicated Security Officer - Extra Job School Buses Dedicated Security Officer	Each	32.5	$24	$780.00 T
EG_2005	Dedicated Security Officer - Dedicated Weekends Dedicated Security Officer	Each	64	$37.41	$2,394.24 T
EG_2005	Dedicated Security Officer - Cypress Dedicated Weekdays Dedicated Security Officer	Each	176	$37.41	$6,584.16 T
			SUBTOTAL		$9,930.90
			Sales tax		$744.81
			1) FLORIDA FL STATE TAX (6)		$595.85
			2) HILLSBOROUGH FL COUNTY TAX (1.5)		$148.96
			TOTAL (USD)		**$10,675.71**

T# 44021302183 INV US_139887 Replacement INV US_156301

Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC
PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

INVOICE

Invoice Number:	US_173404
Invoice Date	2026-06-01
Due Date:	2026-06-16
Terms:	NET15
Customer ID:	94644
Customer PO:	
Amount Due:	**$11,048.40**

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

BILL TO
Cypress Creek of Hillsborough CDD
7154 Trent Creek Dr
Ruskin, FL 33573

Period	Description	QTY	Unit Price	Total
2026-06-01- 2026-06-30	Roving Patrol Tours - Cypress Patrol: : Service Location: Cypress Creek of Hillsborough CDD	60	$34.50	$2,070.00
2026-06-01- 2026-06-30	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	240	$37.41	$8,978.40

Subtotal	$11,048.40
Sales tax	$0.00
1) FLORIDA FL STATE TAX (6)	$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	$0.00
Total	$11,048.40

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Invoice Number: PSI270575
Invoice Date: 6/1/2026

Bill To: Cypress Creek of Hillsborough CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship To: Cypress Creek of Hillsborough CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship Via	
Ship Date	6/1/2026
Due Date	7/1/2026
Terms	Net 30

Customer ID	7501
P.O. Number	
P.O. Date	6/1/2026
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2026 - 6/30/2026 Cypress Creek/Hils Ctycdd-Lake-ALL		1	1	2,064.83	2,064.83

Amount Subject to Sales Tax	0.00
Amount Exempt from Sales Tax	2,064.83

Subtotal:	**2,064.83**
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	**2,064.83**

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK COMMUNITY
15592 CYPRESS CREEK BLVD
RUSKIN, FL 33573-0000

Statement Date: June 08, 2026

Amount Due:	**$45.85**

Due Date: June 29, 2026
Account #: 211003933580

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

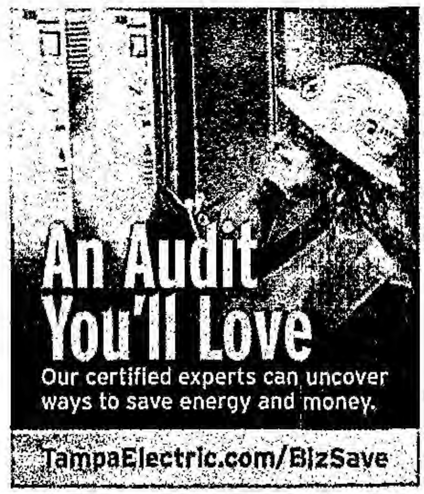
Current Service Period: May 02, 2026 - June 02, 2026	
Previous Amount Due	$22.03
Payment(s) Received Since Last Statement	-$22.03
Current Month's Charges	**$45.85**
Amount Due by June 29, 2026	**$45.85**

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

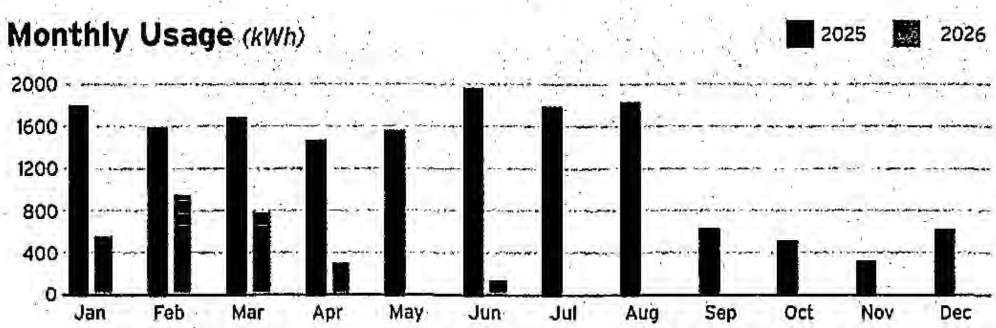
Your Energy Insight

Your average daily kWh used was 93.44% lower than the same period last year.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

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

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211003933580
Due Date: June 29, 2026

Amount Due:	**$45.85**
Payment Amount: $ ________	

622989597414

Your account will be drafted on June 29, 2026

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
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
15592 CYPRESS CREEK BLVD
RUSKIN, FL 33573-0000

Account #: 211003933580
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Meter Location: Irrigation
Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496669	06/02/2026	43,970		43,843		127 kWh	1	32 Days

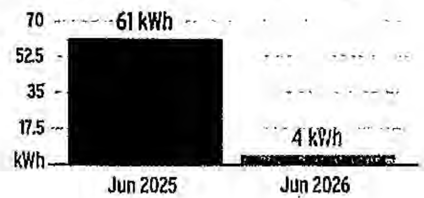
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*127 kWh @ $0.09202/kWh*	$11.69
Fuel Charge	*127 kWh @ $0.03516/kWh*	$4.47
Storm Protection Charge	*127 kWh @ $0.00568/kWh*	$0.72
Clean Energy Transition Mechanism	*127 kWh @ $0.00418/kWh*	$0.53
Storm Surcharge	*127 kWh @ $0.02121/kWh*	$2.69
Florida Gross Receipt Tax		$1.06
Electric Service Cost		**$42.28**
State Tax		$3.57
Total Electric Cost, Local Fees and Taxes		**$45.85**

Total Current Month's Charges $45.85

Avg kWh Used Per Day



00000008-0000194-Page 4 of 46

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Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

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Phone
Toll Free:
866-689-6469

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

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TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK COMMUNITY
15491 CYPRESS CREEK BLVD
RUSKIN, FL 33573-0000

Statement Date: June 08, 2026

Amount Due:	**$26.48**
Due Date: June 29, 2026	
Account #: 211003933838	

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026	
Previous Amount Due	$52.32
Payment(s) Received Since Last Statement	-$52.32
Current Month's Charges	**$26.48**
Amount Due by June 29, 2026	**$26.48**

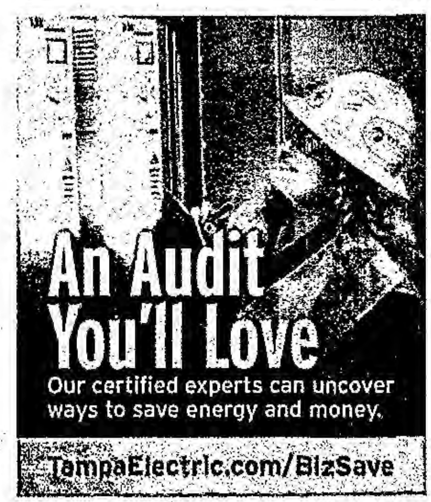
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

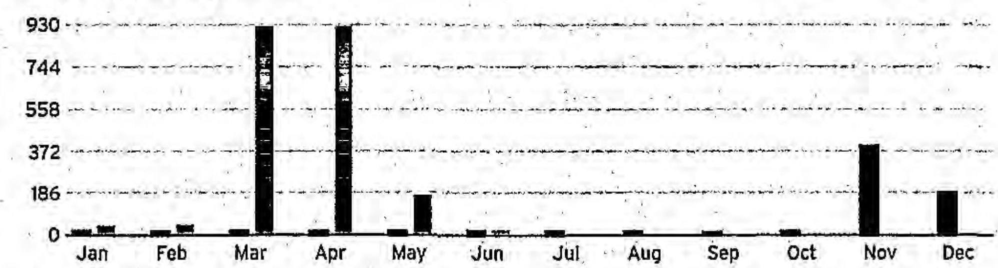
Your average daily kWh used was **25% higher** than the same period last year.

Your average daily kWh used was **91.67% lower than it was in your previous period.**

Scan here to view your account online.



Monthly Usage *(kWh)*



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

Account #: 211003933838
Due Date: June 29, 2026

Amount Due:	**$26.48**
Payment Amount: $ ________	

622989597415

Your account will be drafted on June 29, 2026

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Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
15491 CYPRESS CREEK BLVD
RUSKIN, FL 33573-0000

Account #: 211003933838
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Meter Location: Irrigation
Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496670	06/02/2026	28,691		28,674		17 kWh	1	32 Days

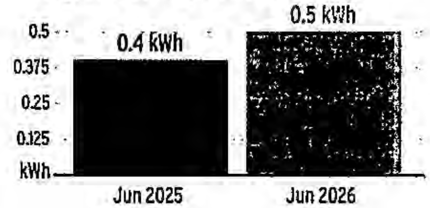
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*17 kWh @ $0.09202/kWh*	$1.56
Fuel Charge	*17 kWh @ $0.03516/kWh*	$0.60
Storm Protection Charge	*17 kWh @ $0.00568/kWh*	$0.10
Clean Energy Transition Mechanism	*17 kWh @ $0.00418/kWh*	$0.07
Storm Surcharge	*17 kWh @ $0.02121/kWh*	$0.36
Florida Gross Receipt Tax		$0.61
Electric Service Cost		**$24.42**
State Tax		$2.06
Total Electric Cost, Local Fees and Taxes		**$26.48**

Total Current Month's Charges **$26.48**

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK COMMUNITY
15441 CYPRESS CREEK BLVD
RUSKIN, FL 33573-0000

Statement Date: June 08, 2026

Amount Due:	$52.02
Due Date: June 29, 2026	
Account #: 211003934034	

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	$49.49
Payment(s) Received Since Last Statement	-$49.49
Current Month's Charges	**$52.02**
Amount Due by June 29, 2026	**$52.02**

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

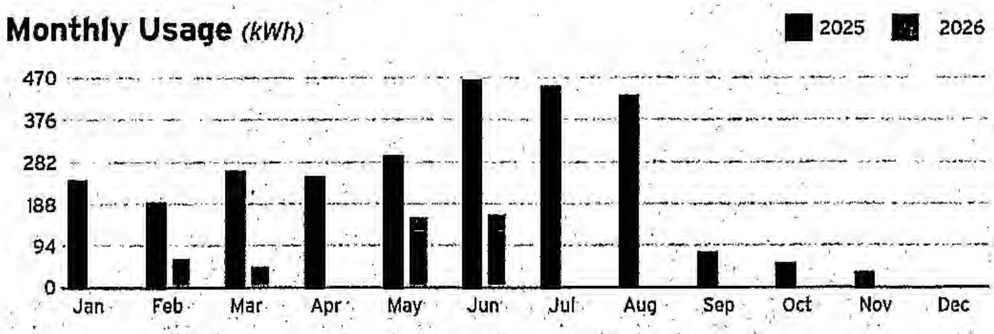
Your Energy Insight

Your average daily kWh used was **64.29% 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.

Monthly Usage *(kWh)*



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00000008-0000138-Page 11 of 46

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TECO. TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211003934034
Due Date: June 29, 2026

Amount Due:	$52.02
Payment Amount: $ ________	

622989597416

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
15441 CYPRESS CREEK BLVD
RUSKIN, FL 33573-0000

Account #: 211003934034
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Meter Location: Irrigation
Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000496672	06/02/2026	34,888	34,726	162 kWh	1	32 Days

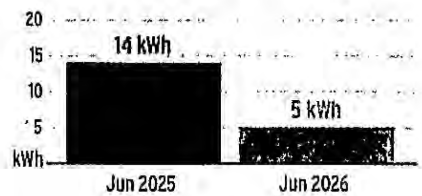
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*162 kWh @ $0.09202/kWh*	$14.91
Fuel Charge	*162 kWh @ $0.03516/kWh*	$5.70
Storm Protection Charge	*162 kWh @ $0.00568/kWh*	$0.92
Clean Energy Transition Mechanism	*162 kWh @ $0.00418/kWh*	$0.68
Storm Surcharge	*162 kWh @ $0.02121/kWh*	$3.44
Florida Gross Receipt Tax		$1.20
Electric Service Cost		**$47.97**
State Tax		$4.05
Total Electric Cost, Local Fees and Taxes		**$52.02**

Total Current Month's Charges $52.02

Avg kWh Used Per Day



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813-275-3909

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Statement Date: June 08, 2026

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AN EMERA COMPANY
TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK OF HILLSBO
7152 TRENT CREEK DR PMP
RUSKIN, FL 33573-0000

Amount Due:	**$43.90**
Due Date: June 29, 2026	
Account #: 211003934265	

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	$78.70
Payment(s) Received Since Last Statement	-$78.70
Current Month's Charges	**$43.90**
Amount Due by June 29, 2026	**$43.90**

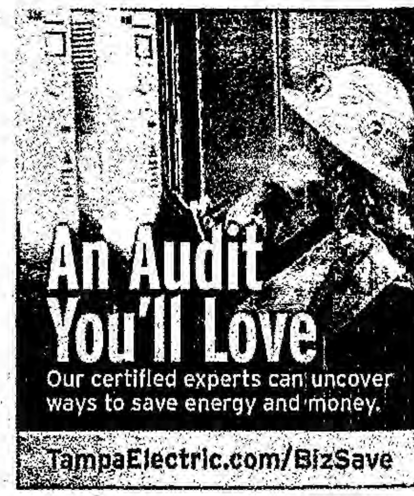
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

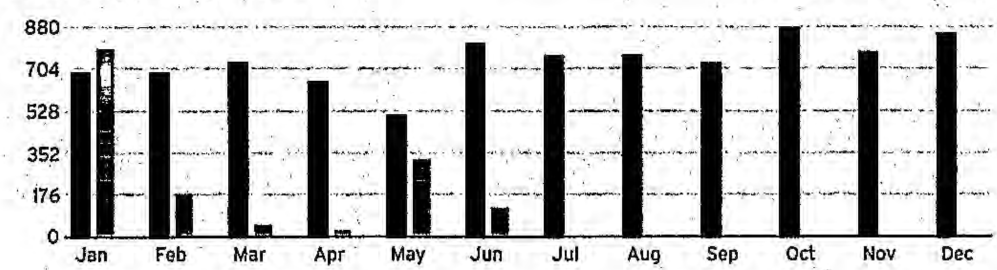
Your average daily kWh used was 84% lower than the same period last year.

Your average daily kWh used was 63.64% lower than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211003934265
Due Date: June 29, 2026

Amount Due:	**$43.90**
Payment Amount: $ ________	

622989597417

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CYPRESS CREEK OF HILLSBO
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CHARLOTTE, NC 28232-2414

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TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
7152 TRENT CREEK DR PMP
RUSKIN, FL 33573-0000

Account #: 211003934265
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000595500	06/02/2026	49,708		49,592		116 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*116 kWh @ $0.09202/kWh*	$10.67
Fuel Charge	*116 kWh @ $0.03516/kWh*	$4.08
Storm Protection Charge	*116 kWh @ $0.00568/kWh*	$0.66
Clean Energy Transition Mechanism	*116 kWh @ $0.00418/kWh*	$0.48
Storm Surcharge	*116 kWh @ $0.02121/kWh*	$2.46
Florida Gross Receipt Tax		$1.01
Electric Service Cost		**$40.48**
State Tax		$3.42
Total Electric Cost, Local Fees and Taxes		**$43.90**

Total Current Month's Charges $43.90

Avg kWh Used Per Day

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CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK OF HILLSBO; C/O DPFG
7154 TRENT CREEK DR
RUSKIN, FL 33573-0000

Statement Date: June 08, 2026

Amount Due:	**$921.39**
Due Date:	June 29, 2026
Account #:	211003934406

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	$862.16
Payment(s) Received Since Last Statement	-$862.16
Current Month's Charges	**$921.39**
Amount Due by June 29, 2026	**$921.39**

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

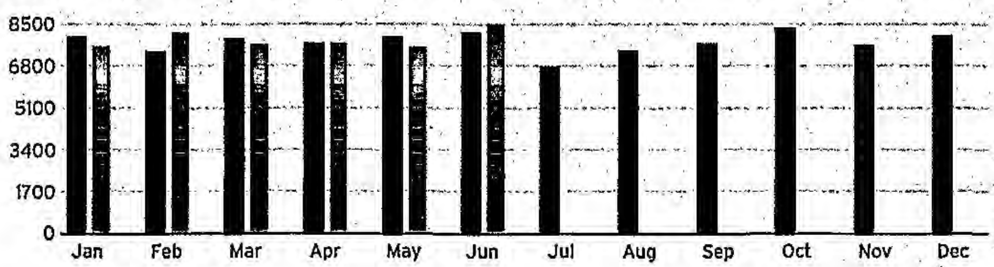
Your Energy Insight

Your average daily kWh used was **4.76% higher** than the same period last year.

Your peak billing demand was 6.67% lower than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211003934406
Due Date: June 29, 2026

Amount Due:	**$921.39**
Payment Amount: $ ________	

622989597418

Your account will be drafted on June 29, 2026

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Make check payable to: TECO
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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
7154 TRENT CREEK DR
RUSKIN, FL 33573-0000

Account #: 211003934406
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851617	06/02/2026	55,639		47,177		8,462 kWh	1	32 Days
1000851617	06/02/2026	13.62		0		13.62 kW	1	32 Days

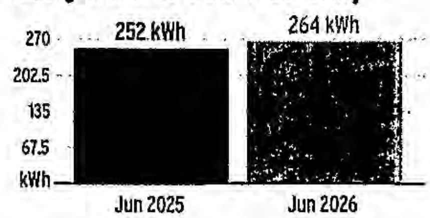
Charge Details

Electric Charges

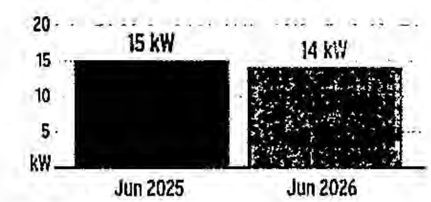
Daily Basic Service Charge	*32 days @ $1.12000*	$35.84
Billing Demand Charge	*14 kW @ $19.06000/kW*	$266.84
Energy Charge	*8,462 kWh @ $0.00815/kWh*	$68.97
Fuel Charge	*8,462 kWh @ $0.03516/kWh*	$297.52
Capacity Charge	*14 kW @ $0.72000/kW*	$10.08
Storm Protection Charge	*14 kW @ $2.02000/kW*	$28.28
Energy Conservation Charge	*14 kW @ $0.79000/kW*	$11.06
Environmental Cost Recovery	*8,462 kWh @ $0.00072/kWh*	$6.09
Clean Energy Transition Mechanism	*14 kW @ $1.15000/kW*	$16.10
Storm Surcharge	*8,462 kWh @ $0.01035/kWh*	$87.58
Florida Gross Receipt Tax		$21.24
Electric Service Cost		**$849.60**
State Tax		$71.79
Total Electric Cost, Local Fees and Taxes		**$921.39**

Total Current Month's Charges $921.39

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor

Decreasing the proportion of your electricity utilized at peak will improve your load factor.

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CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK COMMUNITY
10116 GEESE TRAIL CR
SUN CITY CENTER, FL 33573-0000

Statement Date: June 08, 2026

Amount Due: $2,032.85

Due Date: June 29, 2026
Account #: 211003934620

DO NOT PAY. Your account will be drafted on June 29, 2026

00000008-0000200-Page 15 of 46

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	$2,032.85
Payment(s) Received Since Last Statement	-$2,032.85
Current Month's Charges	**$2,032.85**
Amount Due by June 29, 2026	**$2,032.85**

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

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---

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211003934620
Due Date: June 29, 2026

Amount Due: $2,032.85

Payment Amount: $ ________

622989597419

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10116 GEESE TRAIL CR
SUN CITY CENTER, FL 33573-0000

Account #: 211003934620
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*868 kWh @ $0.03411/kWh*	$29.61
Fixture & Maintenance Charge	*37 Fixtures*	$1041.92
Lighting Pole / Wire	*37 Poles*	$770.88
Lighting Fuel Charge	*868 kWh @ $0.03452/kWh*	$29.96
Storm Protection Charge	*868 kWh @ $0.00574/kWh*	$4.98
Clean Energy Transition Mechanism	*868 kWh @ $0.00043/kWh*	$0.37
Storm Surcharge	*868 kWh @ $0.01230/kWh*	$10.68
Florida Gross Receipt Tax		$1.94
State Tax		$142.51
Lighting Charges		**$2,032.85**

Total Current Month's Charges $2,032.85

00000008-0000200-Page 16 of 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.

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

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

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

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AN EMERA COMPANY
TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK OF HC CDD
19 19TH AVE NW
RUSKIN, FL 33570-0000

Statement Date: May 29, 2026

Amount Due:	**$12,434.93**
Due Date:	June 19, 2026
Account #:	211003934828

DO NOT PAY. Your account will be drafted on June 19, 2026

Account Summary

Current Service Period: April 24, 2026 - May 22, 2026

Previous Amount Due	$12,434.99
Payment(s) Received Since Last Statement	-$12,434.99
Current Month's Charges	**$12,434.93**
Amount Due by June 19, 2026	**$12,434.93**

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

Scan here to view your account online.

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---

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

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211003934828
Due Date: June 19, 2026

Amount Due:	**$12,434.93**
Payment Amount: $	

606940269390

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

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Your account will be drafted on June 19, 2026

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK OF HC CDD
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CHARLOTTE, NC 28232-2414

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TECO
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TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
19 19TH AVE NW
RUSKIN, FL 33570-0000

Account #: 211003934828
Statement Date: May 29, 2026
Charges Due: June 19, 2026

Service Period: Apr 24, 2026 - May 22, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*6342 kWh @ $0.03411/kWh*	$216.33
Fixture & Maintenance Charge	*268 Fixtures*	$5407.42
Lighting Pole / Wire	*270 Poles*	$5673.24
Lighting Fuel Charge	*6342 kWh @ $0.03452/kWh*	$218.93
Storm Protection Charge	*6342 kWh @ $0.00574/kWh*	$36.40
Clean Energy Transition Mechanism	*6342 kWh @ $0.00043/kWh*	$2.73
Storm Surcharge	*6342 kWh @ $0.01230/kWh*	$78.01
Florida Gross Receipt Tax		$14.16
State Tax		$787.71
Lighting Charges		**$12,434.93**

Total Current Month's Charges **$12,434.93**

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 fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000431-0000952-Page 5 of 8

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Energy-Saving Programs:
813-275-3909

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TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
4770 NE 19 AVE
RUSKIN, FL 33573

Statement Date: June 08, 2026

Amount Due:	$62.58

Due Date: June 29, 2026
Account #: 221001581182

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	$51.96
Payment(s) Received Since Last Statement	-$51.96
Current Month's Charges	**$62.58**
Amount Due by June 29, 2026	**$62.58**

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

Your Energy Insight

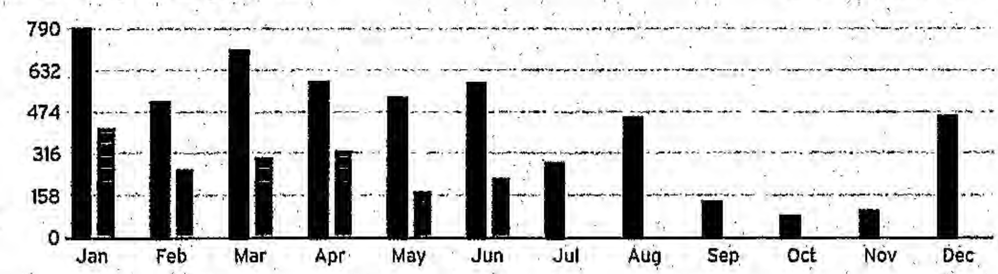
Your average daily kWh used was **61.11%** lower than the same period last year.

Your average daily kWh used was **16.67% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*

2025 2026



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.

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221001581182
Due Date: June 29, 2026

Amount Due:	$62.58
Payment Amount: $ ________	

613113102831

Your account will be drafted on June 29, 2026

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P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
4770 NE 19 AVE
RUSKIN, FL 33573

Account #: 221001581182
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851608	06/02/2026	42,431		42,209		222 kWh	1	32 Days

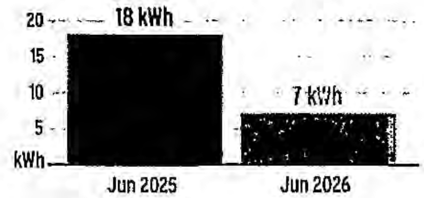
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*222 kWh @ $0.09202/kWh*	$20.43
Fuel Charge	*222 kWh @ $0.03516/kWh*	$7.81
Storm Protection Charge	*222 kWh @ $0.00568/kWh*	$1.26
Clean Energy Transition Mechanism	*222 kWh @ $0.00418/kWh*	$0.93
Storm Surcharge	*222 kWh @ $0.02121/kWh*	$4.71
Florida Gross Receipt Tax		$1.44
Electric Service Cost		**$57.70**
State Tax		$4.88
Total Electric Cost, Local Fees and Taxes		**$62.58**

Total Current Month's Charges **$62.58**

Avg kWh Used Per Day



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Toll Free:
866-689-6469

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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Energy-Saving Programs:
813-275-3909

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TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
10202 CARP HOLLOW RD
SUN CITY CENTER, FL 33573-6780

Statement Date: June 08, 2026

Amount Due:	$493.12
Due Date:	June 29, 2026
Account #:	221003904697

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026	
Previous Amount Due	$443.78
Payment(s) Received Since Last Statement	-$443.78
Current Month's Charges	**$493.12**
Amount Due by June 29, 2026	**$493.12**

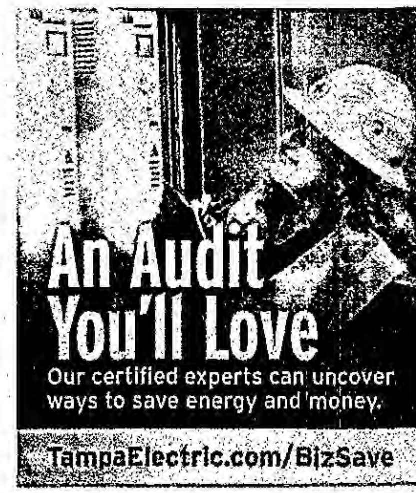
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

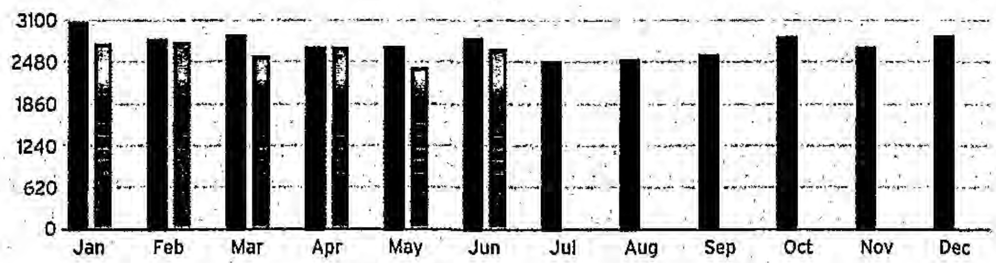
Your average daily kWh used was **5.68%** lower than the same period last year.

Your average daily kWh used was **3.75% higher** than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221003904697
Due Date: June 29, 2026

Amount Due:	$493.12
Payment Amount: $ ________	

640273517072

Your account will be drafted on June 29, 2026

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P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10202 CARP HOLLOW RD
SUN CITY CENTER, FL 33573-6780

Account #: 221003904697
Statement Date: June 08, 2026
Charges Due: June 29, 2026

00000009-0000196-Page 8 of 46

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506228	06/02/2026	92,348		89,680		2,668 kWh	1	32 Days

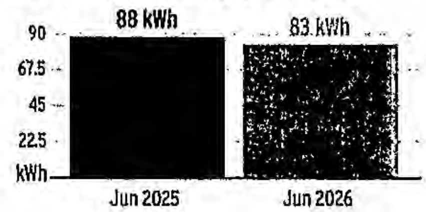
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*2,668 kWh @ $0.09202/kWh*	$245.51
Fuel Charge	*2,668 kWh @ $0.03516/kWh*	$93.81
Storm Protection Charge	*2,668 kWh @ $0.00568/kWh*	$15.15
Clean Energy Transition Mechanism	*2,668 kWh @ $0.00418/kWh*	$11.15
Storm Surcharge	*2,668 kWh @ $0.02121/kWh*	$56.59
Florida Gross Receipt Tax		$11.37
Electric Service Cost		**$454.70**
State Tax		$38.42
Total Electric Cost, Local Fees and Taxes		**$493.12**

Total Current Month's Charges $493.12

Avg kWh Used Per Day



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Energy-Saving Programs:
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TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
9770 MULBERRY MARSH LN
SUN CITY CENTER, FL 33573-0227

Statement Date: June 08, 2026

Amount Due:	**$643.08**

Due Date: June 29, 2026
Account #: 221007372990

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026	
Previous Amount Due	$615.92
Payment(s) Received Since Last Statement	-$615.92
Current Month's Charges	**$643.08**
Amount Due by June 29, 2026	**$643.08**

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

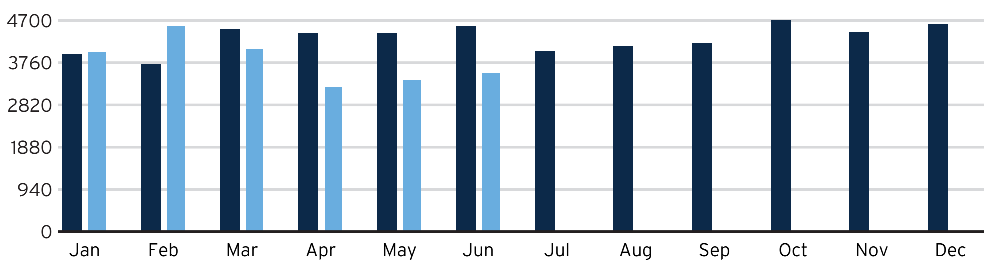
Your Energy Insight

Your average daily kWh used was **22.54% lower** than the same period last year.

Your average daily kWh used was **1.79% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

Account #: 221007372990
Due Date: June 29, 2026

Amount Due:	**$643.08**
Payment Amount: $ ________	

664964685462

Your account will be drafted on June 29, 2026

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P.O. BOX 31318
TAMPA, FL 33631-3318

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
9770 MULBERRY MARSH LN
SUN CITY CENTER, FL 33573-0227

Account #: 221007372990
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514240	06/02/2026	86,926		83,406		3,520 kWh	1	32 Days

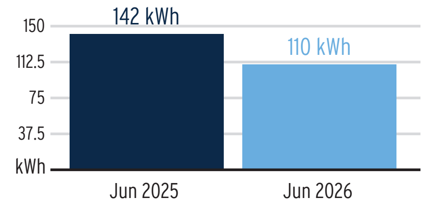
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*3,520 kWh @ $0.09202/kWh*	$323.91
Fuel Charge	*3,520 kWh @ $0.03516/kWh*	$123.76
Storm Protection Charge	*3,520 kWh @ $0.00568/kWh*	$19.99
Clean Energy Transition Mechanism	*3,520 kWh @ $0.00418/kWh*	$14.71
Storm Surcharge	*3,520 kWh @ $0.02121/kWh*	$74.66
Florida Gross Receipt Tax		$14.82
Electric Service Cost		**$592.97**
State Tax		$50.11
Total Electric Cost, Local Fees and Taxes		**$643.08**

Total Current Month's Charges **$643.08**

Avg kWh Used Per Day



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00000431-0000950-Page 1 of 8

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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK J PH 1 & 2, LIGHTS
RUSKIN, FL 33570

Statement Date: May 29, 2026

Amount Due:	**$2,613.39**
Due Date:	June 19, 2026
Account #:	221007595426

DO NOT PAY. Your account will be drafted on June 19, 2026

Account Summary

Current Service Period: April 24, 2026 - May 22, 2026

Previous Amount Due	$2,613.39
Payment(s) Received Since Last Statement	-$2,613.39
Current Month's Charges	**$2,613.39**
Amount Due by June 19, 2026	**$2,613.39**

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

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TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221007595426
Due Date: June 19, 2026

Amount Due:	**$2,613.39**
Payment Amount: $	

632866114350

Your account will be drafted on June 19, 2026

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TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

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Service For:
CYPRESS CREEK J PH 1 & 2
LIGHTS, RUSKIN, FL 33570

Account #: 221007595426
Statement Date: May 29, 2026
Charges Due: June 19, 2026

Service Period: Apr 24, 2026 - May 22, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*1175 kWh @ $0.03411/kWh*	$40.08
Fixture & Maintenance Charge	*61 Fixtures*	$1022.21
Lighting Pole / Wire	*61 Poles*	$1302.96
Lighting Fuel Charge	*1175 kWh @ $0.03452/kWh*	$40.56
Storm Protection Charge	*1175 kWh @ $0.00574/kWh*	$6.74
Clean Energy Transition Mechanism	*1175 kWh @ $0.00043/kWh*	$0.51
Storm Surcharge	*1175 kWh @ $0.01230/kWh*	$14.45
Florida Gross Receipt Tax		$2.62
State Tax		$183.26
Lighting Charges		**$2,613.39**

Total Current Month's Charges **$2,613.39**

00000431-0000950-Page 2 of 8

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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.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
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

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TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
15536 WICKED STRONG ST
SUN CITY CENTER, FL 33573-0207

Statement Date: June 08, 2026

Amount Due:	$132.98

Due Date: June 29, 2026
Account #: 221007730122

0000008-0000214-Page 43 of 46

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	$121.84
Payment(s) Received Since Last Statement	-$121.84
Current Month's Charges	**$132.98**
Amount Due by June 29, 2026	**$132.98**

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

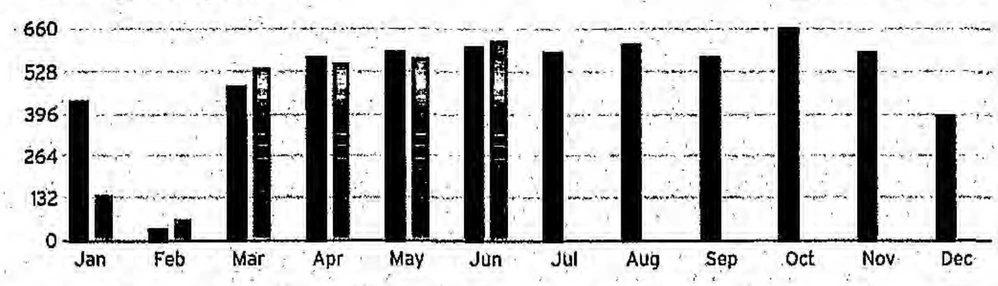
Your Energy Insight

Your average daily kWh used was **0% 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.

Monthly Usage *(kWh)*



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 29, 2026

Amount Due:	$132.98
Payment Amount: $ ________	

637804387046

Your account will be drafted on June 29, 2026

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
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
15536 WICKED STRONG ST
SUN CITY CENTER, FL 33573-0207

Account #: 221007730122
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000565421	06/02/2026	36,112		35,490		622 kWh	1	32 Days

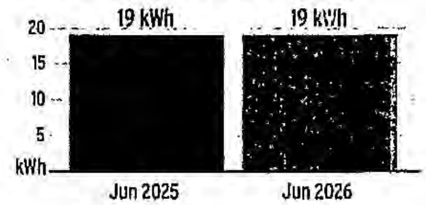
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*622 kWh @ $0.09202/kWh*	$57.24
Fuel Charge	*622 kWh @ $0.03516/kWh*	$21.87
Storm Protection Charge	*622 kWh @ $0.00568/kWh*	$3.53
Clean Energy Transition Mechanism	*622 kWh @ $0.00418/kWh*	$2.60
Storm Surcharge	*622 kWh @ $0.02121/kWh*	$13.19
Florida Gross Receipt Tax		$3.07
Electric Service Cost		**$122.62**
State Tax		$10.36
Total Electric Cost, Local Fees and Taxes		**$132.98**

Total Current Month's Charges $132.98

Avg kWh Used Per Day



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

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

Contact Us

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TampaElectric.com
Phone:
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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

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Statement Date: June 08, 2026

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
10008 MERRY FAWN CT, A
SUN CITY CENTER, FL 33573-6784

Amount Due:	$246.17

Due Date: June 29, 2026
Account #: 221009578578

DO NOT PAY. Your account will be drafted on June 29, 2026

00000008-0000210-Page 35 of 46

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

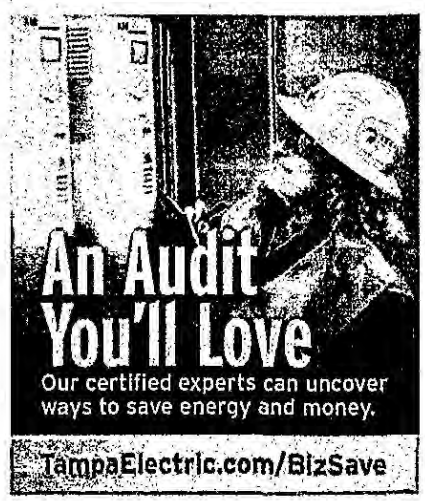
Previous Amount Due	$365.11
Payment(s) Received Since Last Statement	-$365.11
Current Month's Charges	**$246.17**
Amount Due by June 29, 2026	**$246.17**

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

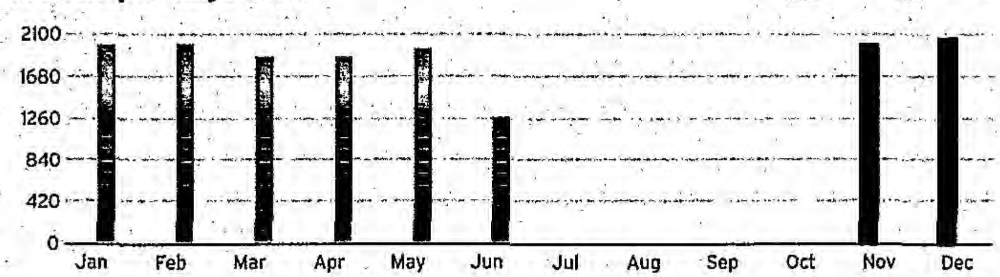
Your Energy Insight

Your average daily kWh used was 38.46% lower than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009578578
Due Date: June 29, 2026

Amount Due:	$246.17
Payment Amount: $ ________	

661261010440

Your account will be drafted on June 29, 2026

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
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10008 MERRY FAWN CT
A, SUN CITY CENTER, FL 33573-6784

Account #: 221009578578
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000491573	06/02/2026	43,593	42,328	1,265 kWh	1	32 Days

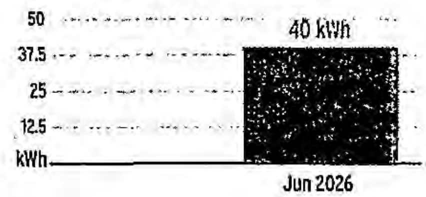
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*1,265 kWh @ $0.09202/kWh*	$116.41
Fuel Charge	*1,265 kWh @ $0.03516/kWh*	$44.48
Storm Protection Charge	*1,265 kWh @ $0.00568/kWh*	$7.19
Clean Energy Transition Mechanism	*1,265 kWh @ $0.00418/kWh*	$5.29
Storm Surcharge	*1,265 kWh @ $0.02121/kWh*	$26.83
Florida Gross Receipt Tax		$5.67
Electric Service Cost		**$226.99**
State Tax		$19.18
Total Electric Cost, Local Fees and Taxes		**$246.17**

Total Current Month's Charges **$246.17**

Avg kWh Used Per Day



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All Other Correspondences:
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Credit or Debit Card
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Phone
Toll Free:
866-689-6469

Contact Us

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Residential Customer Care:
813-223-0800 (Hillsborough)
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Statement Date: May 28, 2026

TECO. TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK K PH 3
RUSKIN, FL 33573

Amount Due:	**$360.85**
Due Date: June 18, 2026	
Account #: 221009579147	

DO NOT PAY. Your account will be drafted on June 18, 2026

Account Summary

Current Service Period: April 23, 2026 - May 21, 2026

Previous Amount Due	$360.85
Payment(s) Received Since Last Statement	-$360.85
Current Month's Charges	**$360.85**
Amount Due by June 18, 2026	**$360.85**

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.

TECO. TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009579147
Due Date: June 18, 2026

Amount Due:	**$360.85**
Payment Amount: $	

603236582905

Your account will be drafted on June 18, 2026

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.

00000479 FTECO105282623231110 00000 01 00000000 479 002

CYPRESS CREEK OF HILLSBOROUGH CDD
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009579147
Statement Date: May 28, 2026
Charges Due: June 18, 2026

Service Period: Apr 23, 2026 - May 21, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*189 kWh @ $0.03411/kWh*	$6.45
Fixture & Maintenance Charge	*7 Fixtures*	$147.77
Lighting Pole / Wire	*8 Poles*	$170.88
Lighting Fuel Charge	*189 kWh @ $0.03452/kWh*	$6.52
Storm Protection Charge	*189 kWh @ $0.00574/kWh*	$1.08
Clean Energy Transition Mechanism	*189 kWh @ $0.00043/kWh*	$0.08
Storm Surcharge	*189 kWh @ $0.01230/kWh*	$2.32
Florida Gross Receipt Tax		$0.42
State Tax		$25.33
Lighting Charges		**$360.85**

Total Current Month's Charges $360.85

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 fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000479-0001008-Page 2 of 4

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Tampa Bay Times
tampabay.com

ADVERTISING INVOICE

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

Advertising Run Dates	Advertiser Name	
5/24/26-5/24/26	CYPRESS CREEK C/O RIZZETTA	
Billing Date	**Sales Rep**	**Customer Account**
5/25/2026	Deirdre Bonett	STCCCR
Total Amount Due	**Invoice Number**	
$354.00	90410-052426	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
5/24/26	5/24/26	90410	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	General Election	2	1.00x34.00 L	$352.00
					Affidavit Fee			$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	Advertiser Name	
5/24/26-5/24/26	CYPRESS CREEK C/O RIZZETTA	
Billing Date	**Sales Rep**	**Customer Account**
5/25/2026	Deirdre Bonett	STCCCR
Total Amount Due	**Invoice Number**	
$354.00	90410-052426	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CYPRESS CREEK C/O RIZZETTA
12750 Citrus Park Ln
Tampa, FL 33625-3784

REMIT TO:

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

90410

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 General Election was published in said newspaper by print in the issues of 05/24/26 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 **05/24/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced ________________

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Cypress Creek of Hillsborough County Community Development District ("District") will commence at noon on June 8, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 North Falkenburg Road, Tampa, Florida 33629, Phone (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Cypress Creek of Hillsborough County Community Development District has (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Matthew O'Nolan
District Manager

Run Date: 5/24/2026 90410

Triple D Fencing
1615 6th St SE Ruskin, FL 33570
Office:352-257-3086

INVOICE

BILL TO
Cypress Creek CDD
Sun City Center, FL

MIsley@rizzetta.com

Invoice # 4136
Invoice Date
6-10-26
Due Date
6-10-26

DESCRIPTION	QUANTITY	PRICE	TOTAL
Trampolines			$1,500.00

Subtotal	
Tax	
TOTAL DUE	$1,500.00

AVAILABLE PAYMENT OPTIONS:

Cash **Check** **Square (3.5% fee added)**

Venmo **CashApp** **Apple Pay**

Owner Approval: Donald Buzbee

Thank you!

Triple D Fencing
1615 6th St SE Ruskin, FL 33570
Office:352-257-3086

INVOICE

BILL TO
Cypress Creek CDD
Sun City Center, FL

MIsley@rizzetta.com

Invoice # 4137
Invoice Date
6-10-26
Due Date
6-10-26

DESCRIPTION	QUANTITY	PRICE	TOTAL
Repair/Replace of 72' of 6x6 tan PVC			$1,250.00

Subtotal	
Tax	
TOTAL DUE	$1,250.00

AVAILABLE PAYMENT OPTIONS:

Cash **Check** **Square (3.5% fee added)**

Venmo **CashApp** **Apple Pay**

Owner Approval: Donald Buzbee

Thank you!

Remittance Address:
Vanguard Cleaning Systems of Tampa Bay
3820 Northdale Blvd, suite #B-304
Tampa, Fl 33624

Invoice

Cypress Creek CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Issue Date	Invoice #
5/20/2026	117506

P.O. No.	Due Date
	6/19/2026

Description	Qty	Rate	Amount
SoftSoap Moisturizing Refill Gallon Unscented Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, Fl 33573 Delivered 5/7/2026	1	24.75	24.75T

Subtotal:	$24.75
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*
Invoice Total:	**$24.75**

Accounts Receivables Manager:
Alyson Perkins
alperkins@vanguardcleaning.com
(813) 849-6500 x.207

Paper checks mail to: 3820 Northdale Blvd, suite #B-304, Tampa, Fl 33624
- We also accept ACH payments!

Remittance Address:
Vanguard Cleaning Systems of Tampa Bay
3820 Northdale Blvd, suite #B-304
Tampa, Fl 33624

Invoice

Cypress Creek CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Issue Date	Invoice #
6/1/2026	117560

P.O. No.	Due Date
	7/1/2026

Description	Qty	Rate	Amount
June (6/1/2026 - 6/30/2026) Monthly Service - Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, Fl 33573	1	710.00	710.00T

Subtotal:	$710.00
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*
Invoice Total:	**$710.00**

Accounts Receivables Manager:
Alyson Perkins
alperkins@vanguardcleaning.com
(813) 849-6500 x.207

Paper checks mail to: 3820 Northdale Blvd, suite #B-304, Tampa, Fl 33624
- We also accept ACH payments!

Remittance Address:
Vanguard Cleaning Systems of Tampa Bay
3820 Northdale Blvd, suite #B-304
Tampa, Fl 33624

Invoice

Cypress Creek CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Issue Date	Invoice #
6/2/2026	117733

P.O. No.	Due Date
	7/2/2026

Description	Qty	Rate	Amount
Angel Soft Professional Series Recycled Toilet Paper, 2-Ply, White, 450 Sheets/Roll, 40 Rolls/Case	1	68.95	68.95T
Coastwide Professional™ Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton Delivered 6/1/2026 Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, Fl 33573	1	41.55	41.55T
Coastwide Professional™ Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton Delivered 6/3/2026 Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, Fl 33573	1	41.55	41.55T

Subtotal:	$152.05
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*
Invoice Total:	**$152.05**

Accounts Receivables Manager:
Alyson Perkins
alperkins@vanguardcleaning.com
(813) 849-6500 x.207

Paper checks mail to: 3820 Northdale Blvd, suite #B-304, Tampa, Fl 33624
- We also accept ACH payments!

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20252784

Amount Due
$5,000.00

Bill To:

Cypress Creek CDD
3434 Colwell Avenue SUITE 200
Tampa, FL 33614

Invoice Date
June 15, 2026

Due Date
July 1, 2026

LOCATION: 7109 Feather Wood Dr, Ruskin

Item	Description	Qty	Rate	Amount
Pool Service		1	2,000.00	2,000.00

LOCATION: 10202 Carp Holw Rd,, Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service		1	1,500.00	1,500.00

LOCATION: 9770 Mulberry Marsh Ln,, Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service		1	1,500.00	1,500.00

Please call (813) 699-3282 if you need assistance.

Subtotal	$5,000.00
Tax	$0.00
Total	$5,000.00
Amount Due	**$5,000.00**

INVOICE

Customer ID: **16-72058-83009**
Customer Name: CYPRESS CREEK CDD
Service Period: 06/01/26-06/30/26
Invoice Date: 05/26/2026
Invoice Number: 0254919-2206-5

How to Contact Us	Your Payment is Due	Your Total Due
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**	**Jun 25, 2026** 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.	**$250.00** If payment is received after 06/25/2026: **$ 256.25**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
250.00		(250.00)		0.00		250.00		**250.00**

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 16-72058-83009**
Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573-0308

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	06/01/26		1.00	0.00
4 Yard Dumpster 2X Week	06/01/26		1.00	250.00
Total Current Charges				**250.00**

Please detach and send the lower portion with payment --- (no cash or staples)

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)
05/26/2026	0254919-2206-5	**16-72058-83009**
Payment Terms	**Total Due**	**Amount**
Total Due by 06/25/2026	$250.00	
If Received after 06/25/2026	$256.25	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $250.00.

22060001672058830090025491900000025000000000025000 7

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CYPRESS CREEK CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

405-0219056-2206-0

INVOICE

Customer ID:	**23-22685-73003**
Customer Name:	CYPRESS CREEK K CDD
Service Period:	06/01/26-06/30/26
Invoice Date:	05/26/2026
Invoice Number:	0255493-2206-0

How to Contact Us	Your Payment is Due	Your Total Due
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**	**Jun 25, 2026** 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.	**$340.01** If payment is received after 06/25/2026: **$ 348.51**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
340.01		(340.01)		0.00		340.01		**340.01**

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	06/01/26		1.00	192.48
6 Yard Dumpster 1X Week	06/01/26		1.00	147.53
Total Current Charges				**340.01**

------------------------------------- *Please detach and send the lower portion with payment --- (no cash or staples)* -------------------------------------

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)
05/26/2026	0255493-2206-0	**23-22685-73003**
Payment Terms	**Total Due**	**Amount**
Total Due by 06/25/2026	$340.01	
If Received after 06/25/2026	$348.51	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $340.01.

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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

405-0236909-2206-9

Tab 8

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District was held on **Monday, June 30, 2026, at 7:00 p.m.** in person at the Covington Park Clubhouse, **located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.** The following is the agenda for this meeting:

Present and constituting a quorum were:

Jason Hepburn	**Board Supervisor, Chairman**
Nancy Fauci	**Board Supervisor, Vice Chairman**
Reece Thomas	**Board Supervisor, Assistant Secretary**
Robens Petit-Homme	**Board Supervisor, Assistant Secretary**
Joel Martin	**Board Supervisor, Assistant Secretary**

Also present were:

Matt O'Nolan	**District Manager, Rizzetta & Co., Inc.**
Jennifer Dunn	**Amenity Manager, Rizzetta & Co., Inc.**
Matt Mironhik	**Landscape Inspection, Rizzetta & Co., Inc**
Mark Isley	**Maintenance Technician, Rizzetta & Co., Inc.**
Epi Carajal	**Representative, Pine Lake**
Terry McClane	**Representative, Pine Lake**
Karla Armstrong	**District Counsel, Persson, Cohen, & Mooney (via phone)**
Bob Bowling	**Representative, Cooper Pools**
Bert Smith	**Representative, Sitex**
Tyler Nguyen	**Representative, Signal Security**
Eddy Bummel	**Representative, FLA**
Virgil Stoltz	**Representative, Bluewater**
Audience	Present

FIRST ORDER OF BUSINESS **Call to Order**

Mr. O'Nolan called the meeting to order and conducted a roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments**

The Board heard comments on fence concerns.

THIRD ORDER OF BUSINESS Staff Reports

A. Landscape Inspection Report & Landscaper's Responses and Proposals

Mr. Mironchik discussed his report with the Board

1. Discussion of Landscaping RFP

The Board was provided a copy of the RFP scope physical and digital copies to take home and review for the next meeting.

The Board should bring any changes or questions to the July meeting to finalize scope of RFP.

2. Consideration of Landscaping Invoice and Proposals

The Board asked for a more detailed invoice for proposal #221 from Getz Landscaping.

On a Motion by Mr. Hepburn, seconded by Ms. Fauci, with all in favor, the Board of Supervisors approved the Pine Lake proposal #8967 for irrigation in the amount of $16,102.83, for the Cypress Creek of Hillsborough County Community Development District.

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the Pine Lake Proposal #9026 for wire tracking in the amount of $20,609.45, for the Cypress Creek of Hillsborough County Community Development District.

B. Discussion of Aquatics Proposals

The Board reviewed the proposals from Blue Water, Fl Lake and Pond, Remson Aquatics, Sitex and Solitude.

On a Motion by Mr. Martin, seconded by Mr. Petit-Homme, with all in favor, the Board of Supervisors approved terminating the Solitude contract effective July 1, 2026 for non-performance, for the Cypress Creek of Hillsborough County Community Development District.

On a Motion by Mr. Martin, seconded by Mr. Thomas, with one opposed, the Board of Supervisors approved the Sitex pond maintenance proposal pending draft from Counsel with Mr. Petit-Homme opposed, for the Cypress Creek of Hillsborough County Community Development District.

C. Community Coordinator Report

Ms. Dunn discussed her report with the Board.

Mr. Isley discussed his report with the Board.

1. Review of Pool Service

The Board held a discussion on pool service concerns.

> On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved terminating Wahoo pools with 30-day notice for convenience and would like service to end immediately effective July 1st, 2026, if possible, for the Cypress Creek of Hillsborough County Community Development District.

> On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved the Cooper pools maintenance proposal, pending draft from Counsel, for the Cypress Creek of Hillsborough County Community Development District.

D. District Engineer Report

Ms. Stewart was not present at the meeting.

E. District Counsel

Mr. Armstrong discussed her report with the Board.

F. District Manager Report

Mr. O'Nolan advised that the next Board of Supervisor's meeting is on July 28, 2026, at 7:00 p.m.

FOURTH ORDER OF BUSINESS — **Consideration of Additional Camera Proposal**

This topic was tabled from the last meeting.

FIFTH ORDER OF BUSINESS — **Consideration of Amenity Services Addendum**

The Board held a discussion on Amenity Services.

> On a Motion by Mr. Thomas, seconded by Mr. Robens, with all in favor, the Board of Supervisors approved an additional hourly increase to total hours per week for amenity attendants and pool monitors, for the Cypress Creek of Hillsborough County Community Development District.

District Manager and Amenity Manager to discuss rule enforcement and trespass ability for staff.

SIXTH ORDER OF BUSINESS **Review of Financial Statement for April 2026**

The Board reviewed the Financial Statement for April 2026.

SEVENTH ORDER OF BUSINESS **Approval of Operation & Maintenance Expenditures for May 2026**

The Board reviewed the Operation and Maintenance Expenditures for May 2026.

EIGHTH ORDER OF BUSINESS **Consideration of the Board of Supervisor's Meeting Minutes held on May 26, 2026**

On a Motion by Ms. Fauci, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2026 ($122,120.76) and the meeting minutes for the Board of Supervisors on May 26, 2026, for the Cypress Creek of Hillsborough County Community Development District.

NINTH ORDER OF BUSINESS **Supervisor Requests**

There were no requests made by the Board.

TENTH ORDER OF BUSINESS **Adjournment**

Mr. O'Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Martin, seconded by Mr. Homme, with all in favor, the Board of Supervisors adjourned the meeting at 9:02 p.m., for the Cypress Creek of Hillsborough County Community Development District.

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Assistant Secretary Chair / Vice Chair