Rizzetta & Company

Cypress Creek
Community Development District

Board of Supervisors' Meeting
September 22, 2026

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

www.cypresscreekcdd.org

Professionals in Community Management

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 OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT

District Office ·Riverview, FL (813-533-2950)
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.cypresscreekcdd.org

Board of Supervisors
Cypress Creek of Hillsborough
County Community Development
District

September 22, 2026

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District will be held on **Tuesday, September 22, 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:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS & UPDATES**
   - **A.** Landscape Discussion
   - **B.** Consideration of the Sitex Aquatic Report ..... Tab 1
   - **C.** Amenity Manager Report ..... Tab 2
   - **D.** District Engineer Report
   - **E.** District Counsel
   - **F.** District Manager Report ..... Tab 3
4. **BUSINESS ITEMS**
   - **A.** Acceptance of District Management Addendum ..... Tab 4
   - **B.** Acceptance of Amenity Services Addendum..... Tab 5
   - **C.** Consideration of Audit Engagement Proposal..... Tab 6
   - **D.** Consideration of Getz Irrigation Proposal ..... Tab 7
   - **E.** Consideration of the 3rd Quarter Website Audit..... Tab 8
   - **F.** Consideration of Holiday Lighting Proposal..... USC
   - **G.** Consideration of EGIS Proposal ..... Tab 9
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Financial Statement for July 2026..... Tab 10
   - **B.** Consideration of the Board of Supervisors' Meeting Minutes Held on July 28 and August 18, 2026, ... Tab 11
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Respectfully,
Matt O'Nolan
Matt O'Nolan
District Manager

Tab 1

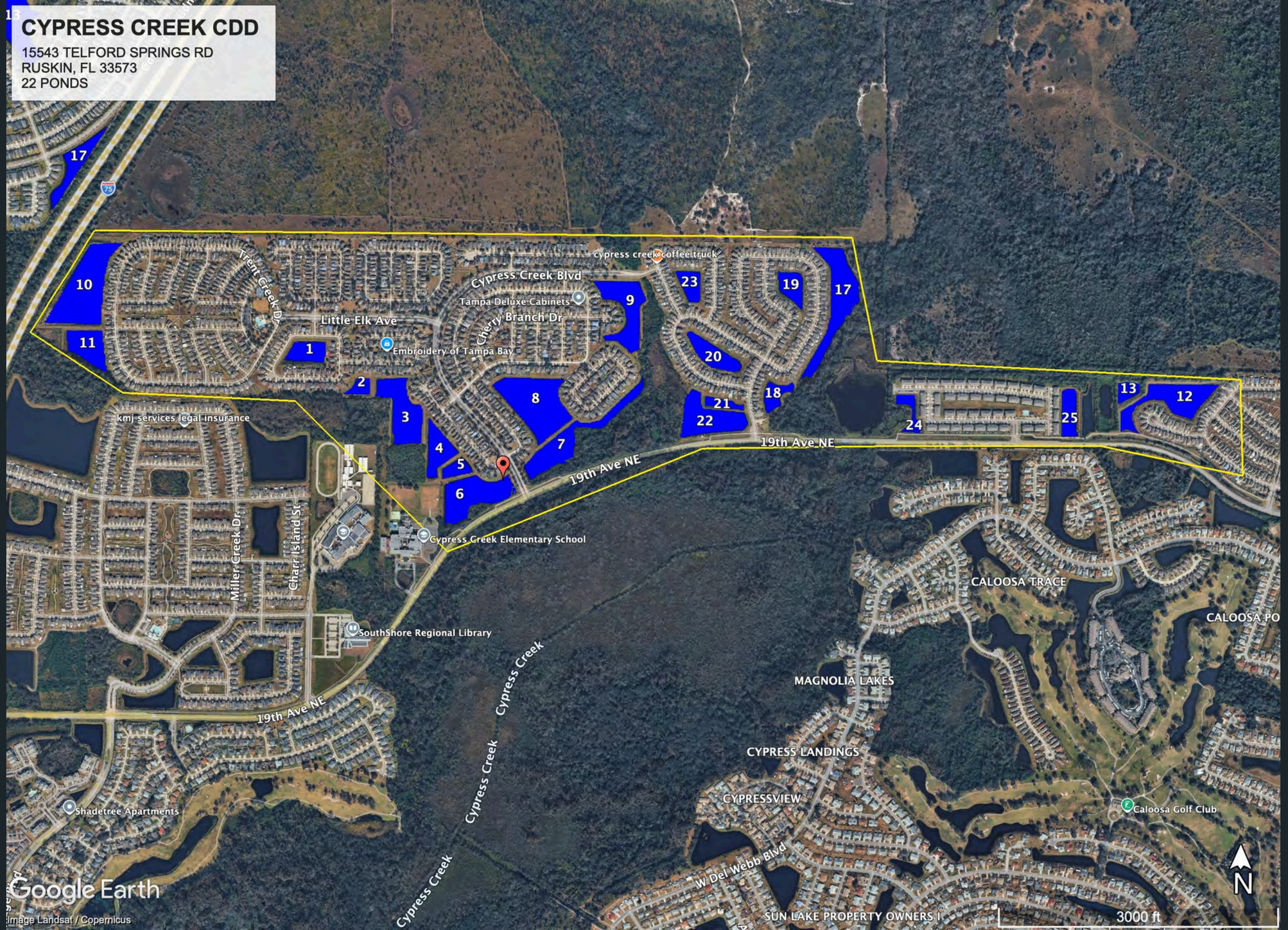
SitexAquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

SEPTEMBER, 2026




CYPRESS CREEK CDD
15543 TELFORD SPRINGS RD
RUSKIN, FL 33573
22 PONDS
17
10
11
1
2
3
4
5
6
7
8
9
23
19
17
20
18
21
22
24
25
13
12
Trent Creek Dr
Little Elk Ave
Cypress Creek Blvd
Tampa Deluxe Cabinets
Cherry Branch Dr
cypress creek coffee truck
Embroidery of Tampa Bay
kmj services legal insurance
19th Ave NE
Cypress Creek Elementary School
Miller Creek Dr
Charr Island St
SouthShore Regional Library
CALOOSA TRACE
CALOOSA PO
MAGNOLIA LAKES
CYPRESS LANDINGS
CYPRESSVIEW
Caloosa Golf Club
Shadetree Apartments
W Del Webb Blvd
SUN LAKE PROPERTY OWNERS I
Cypress Creek
Google Earth
Image Landsat / Copernicus
N
3000 ft

SUMMARY:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.



Pond #1 Treated for Chara and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



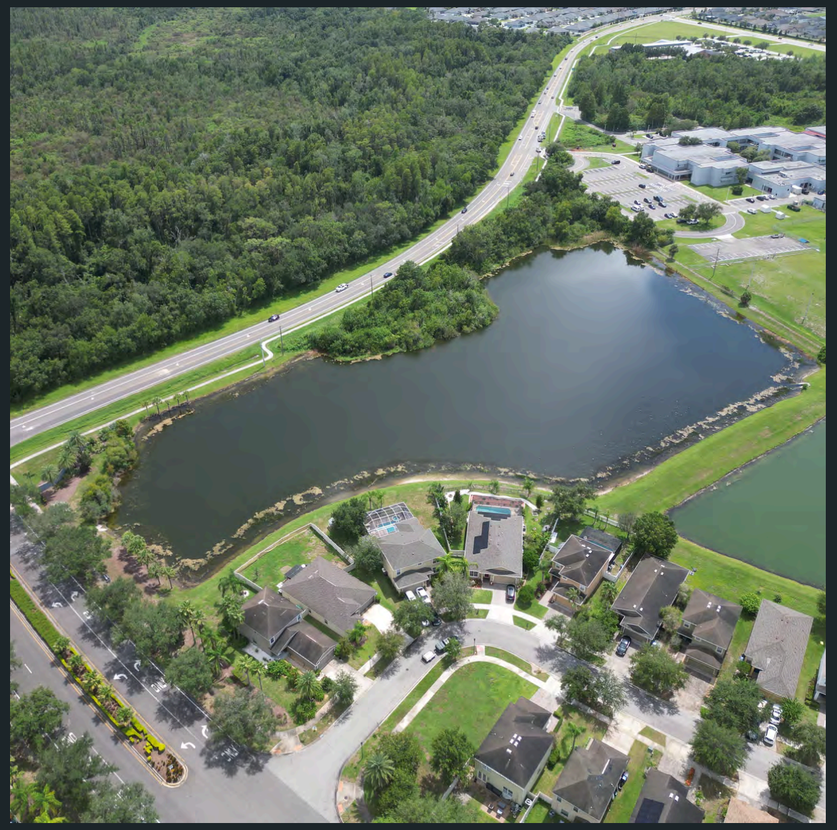
Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Chara and Shoreline Vegetation.



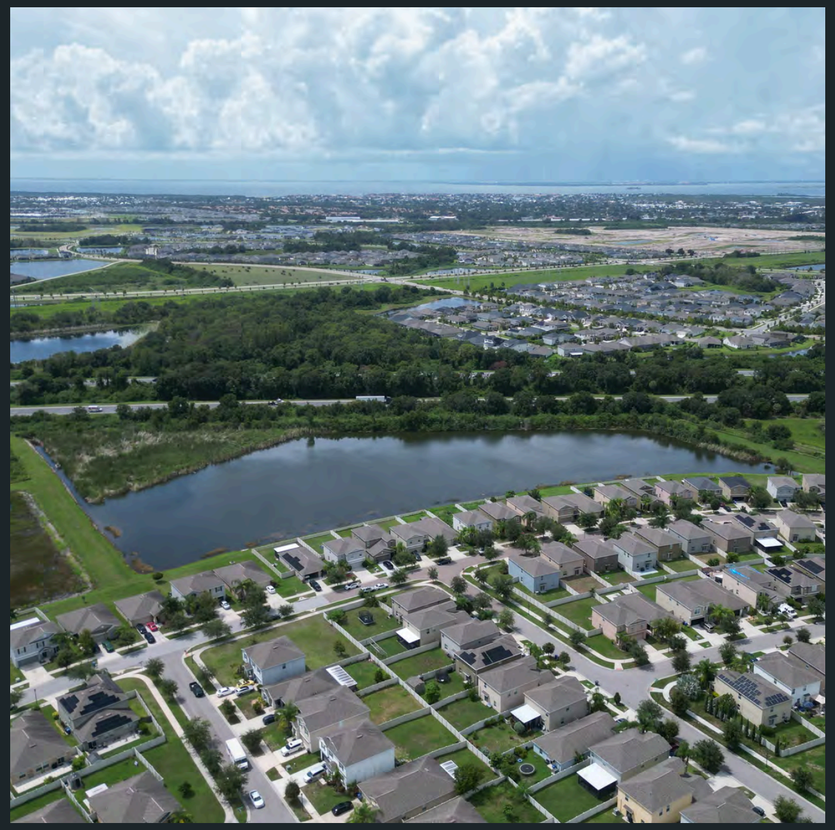
Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Pond Weed, Algae and Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



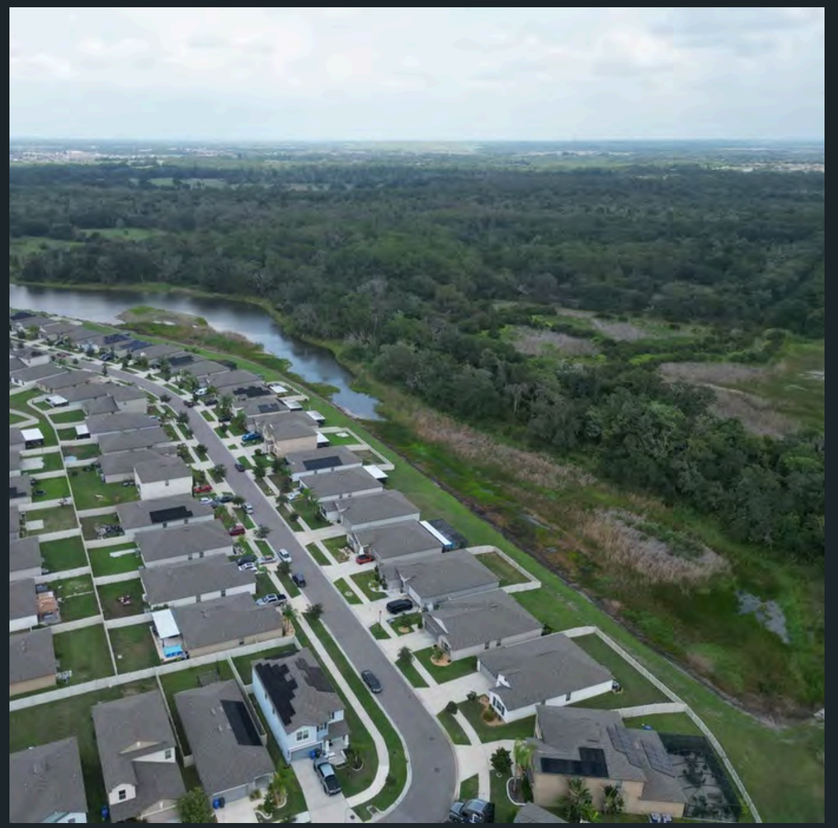
Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Algae and Shoreline Vegetation.

Tab 2

Monthly Manager's Operations Report September 2026

Rizzetta & Company
Cypress Creek CDD
Jennifer Dunn

Everyday Tasks – Office

CDD Staff continue to provide resident assistance in person, by phone, and through email while processing amenity registrations, managing Brivo access, and enforcing District policies. Community updates were communicated through newsletters, email, and Enumerate Engage to keep residents informed. Routine property inspections were conducted to monitor the safety, security, and overall condition of District amenities and common areas.

We are actively seeking office staff to replace our staff leaving for the Air Force.

Operation Report for September 2026

Landscaping- Refer to Field Services Op. report
Security and Compliance- Security has been a tremendous support in consistency
Cleaning- Following up to ensure 5 days a week service is consistent, and contractual obligations are being followed. Service has been spotty. Changing service to 3 days a week the end of this week

Events

Fall – We will be hosting a Fall Family Movie Night in October for our Fall Event. Featuring a 25' inflatable projection screen and popcorn. More details to come.

We have already booked Santa for December.

Amenities | Pools | Playground | Dog Parks

Cooper Pools – Pools look great. Consistent service and communication

Weather: Resident safety remains the District's highest priority. In accordance with applicable health and safety requirements and the Cypress Creek CDD Amenity Rules, all pool facilities are closed immediately whenever lightning is detected within a 10-mile radius, thunder is heard, or lightning is observed. During these closures, announcements are made over the intercom that all patrons must exit the pool entirely and seek appropriate shelter

until 30 minutes after the last lightening strike is recorded. When we can get to the entrance gate safely, we place out closed for weather signage at the entrance gate.

Admiral Furniture – Good News here- Slings were delivered. Mark and the CDD Team replaced all of the slings warranted at Cypress Main, filling the pool deck back up with chaise loungers, and will do Maples next. (6 to replace)

Dog Parks

- Painted Pavilions, agility board painted
- Resident complaints of mosquitoes and ants – Mosquitoes are bad everyhere

Resident Engagement & Communications

- **Enumerate Engage registrations:** 484household accounts (increase from 446 last month).
- **Constant Contact distribution:** 1,874 active email addresses.
    - Average open rate: **40% up** from **36%** in August
    - September Monthly newsletter open rate: **46% Remains consistent**
- **Recent Community Comments & Concerns**
    - Street Parking throughout the entire community – Car's double-lining County owned streets, blocking driveways, parking trailers in the streets

Amenity stats

- Peak pool usage 2pm-7pm on Sat & Sun; pool currently closes at **7:05pm**
- Staff includes:
    - 2 – Regular PT Facility Attendants – 1 leaving 10/10 for the Air Force
    - 1- PT Facility Attendant – Sundays only
    - Mark – Field Services Supervisor
    - Jenn – GM

For board review:

After reviewing last year's offseason usage and considering that security will remain on site, I recommend shortened office hours during the offseason. Specifically, I recommend closing the office at 5:00 p.m. and closing on Sundays from November through March 30, with the exception of maintaining regular staffing during Spring Break Week.

I have a breakdown of pool scans from last year and can provide the Board with those numbers if they would like to review the actual usage data. Maples and Orchids are attached (Didn't received Cypress Main by report deadline). This adjustment should reduce offseason payroll expenses, allowing us to allocate those savings toward next season and other operational needs.

Square Report as of 9/14

Tuesday, September 8, 2026
$388.28
2:19 pm
Deposit $300.00, Rental Space (per hour) × 3, Credit card convenience fee Cypress Creek CDD
$388.28
Sunday, September 6, 2026
$0.00
4:36 pm
No Sale Cypress Creek CDD

Sunday's Numbers Orchids and Maples Unique Resident Scans from November 1-March 31st

November 2

- Maples- 1
- Orchids -2

November 9

- Maples- 1
- Orchids- 0

November 16

- Maples- 1
- Orchids- 1

November 23

- Maples- 3
- Orchids- 1

November 30

- Maples- 1
- Orchids- 1

December 7

- Maples- 0
- Orchids- 0

December 14

- Maples- 0
- Orchids- 0

December 21

- Maples- 0
- Orchids- 0

December 28

- Maples- 1
- Orchids- 3

January 4

- Maples- 0
- Orchids- 0

January 11

- Maples- 1
- Orchids- 0

January 18

- Maples- 0
- Orchids- 0

January 25

- Maples- 2
- Orchids- 2

February 1

- Maples- 0
- Orchids- 0

February 8

- Maples- 1
- Orchids- 2

February 15

- Maples- 0
- Orchids- 3

February 22

- Maples- 1
- Orchids- 2

March 1

- Maples- 2
- Orchids- 3

March 8 – Start of HCPS Spring Break

- Maples- 7
- Orchids- 7

March 15 – End of HCPS Spring Break

- Maples- 1
- Orchids- 1

March 22

- Maples- 4
- Orchids- 3

March 29

- Maples- 2
- Orchids- 3

Monthly Field Operations Report September 2026

Rizzetta & Company
Cypress Creek CDD

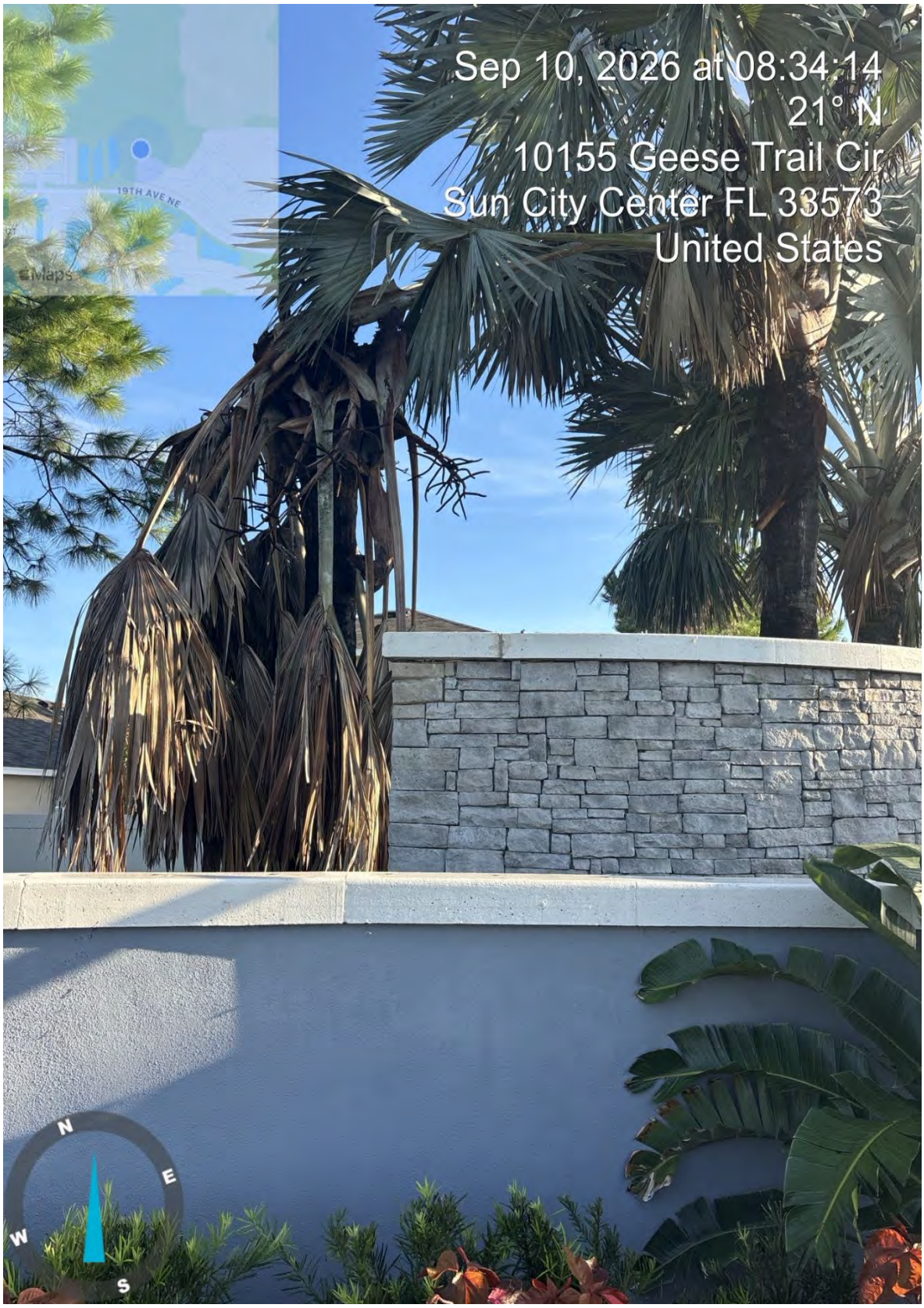
Mark Isley – Field Ops Manager

Community Project Updates as of September 10

- Weekly landscape and pond inspections
- Daily refuse pick up and amenity center checks, blowing etc,
- Polaris was in for its first service
- New slings for Cypress main and Maples were delivered, All the loungers and sets are repaired and back on the pool deck, Maples will start next
- New signs for the pond in-between Vines and Maples are in, and will be installed (No trespassing-No fishing)
- New oversized chlorine tank for Cypress main has been delivered and installed
- Orchids entry wall repair has been completed
- Dog station vendor is still making weekly pick ups and is fulfilling contractual obligations
- DID 9 well repair has been completed (Vines)
- Vanguard team is still doing 5 day a week cleaning of amenity centers, will be going back to 3 day a week schedule next month
- Vinyl fence repairs are complete
- BFP was repaired at the Orchids amenity center
- Orchids pool leak detection, plunger repair and phosphate control have been approved and will be scheduled
- Toured community with Jason and Epi from pine Lake on 9/9 looking at landscape replacement areas, turf and hardscape and irrigation functions


Sep 8, 2026 at 08:32:37
318° NW
10202 Carp Hollow Rd
Sun City Center FL 33573
United States
WILKINS
N
E
S
W


Sep 10, 2026 at 08:36:32
62° NE
10202 Carp Hollow Rd
Sun City Center FL 33573
United States
301
S US HIGHWAY 301
SIENNA
Maps
N
E
S
W


Sep 10, 2026 at 08:34:14
21° N
10155 Geese Trail Cir
Sun City Center FL 33573
United States
19TH AVE NE
Maps
N
E
S
W





Ponds

- Weekly pond inspections continue, I have seen improvement in all ponds with trash removal
- Weed shoreline control is making progress
- Continued rains have elevated the water levels in all ponds
- Pond 24 at the Maples has been brush hog cleared by vendor, Pond 25 at Maples should be next
- Pond bank mowing continues on schedule
- Bert has been communicative thru the process

Please see pond vendors report


Sep 10, 2026 at 08:28:05
187° S
15501 Prestwick Rose Pl
Sun City Center FL 33573
United States
S
W
E
N


Sep 10, 2026 at 08:40:20
42° NE
15558 Florence Hollow Pl
Sun City Center FL 33573
United States
S US HIGHWAY 301
SIENNA
Maps
N
E
S
W

Landscaping Overview

- Pine lake is still making progress on many fronts
- Attention to detail is key with landscaping, the Pine Lake team continues with that weekly
- Mowing is being completed on a regular schedule
- Edging is present in all CDD areas
- Weed abatement continues on schedule
- Blowing of debris after mowing and edging is occurring
- Epi and his team continue to be communicative weekly
- 2 pines have been removed on Merry Fawn Ct, problematic Oak is scheduled to be removed on the walking path in front of Orchids
- Dead palm removal quote will be coming for the Orchids entry where the wall repair was completed
- Crack weeds: Spraying within CDD sidewalks and paver areas occurs on a regular schedule

Pine Lake continues to be very communicative and quickly responds to any issues that arise

Please send Pine Lakes reports

Tab 3

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 27th @ 7pm
- **Next General Election:** November 2026
- **Quarterly Website Compliance Audit: Completed, 100% in compliance**

CYPRESS CREEK

District Manager's Report

September 22nd @ 7pm

2026

FINANCIAL SUMMARY	7/31/2026
General Fund Cash & Investment Balance:	$596,322
Reserve Fund Cash & Investment Balance:	$266.141
Debt Service Fund Investment Balance:	$1,056,561
Total Cash and Investment Balances:	**$1,919,024**

General Fund Expense Variance: $144,613 Over Budget

Tab 4

SECOND ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for District Management Services (this **"Addendum"),** is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), 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 (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated July 28, 2025 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

_____
Vice Chairman/Assistant Secretary
Board of Supervisors

_____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	$2,077.17	$24,926
Administrative:	$377.67	$4,532
Accounting:	$1,888.33	$22,660
Financial Services & Revenue Collections:	$477.67	$5,732
Assessment Roll: (1)		$5,150
Continuing Disclosure:	$166.67	$2,000
Website Management:	$110.00	$1,320
E-Mail Hosting Services:	$100.00	$1,200
Total Standard On-Going Services:	$5,197.50	$67,520

(1) Assessment Roll is to be billed in one lump-sum upon completion.

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

PUBLIC RECORDS REQUESTS FEES:

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

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

LITIGATION SUPPORT SERVICES:

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

JOB TITLE:	**HOURLY RATE**:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00

Tab 5

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this **"Fourth Addendum"),** is made and entered into as of the 1st day of October 2026 (the "**Effective Date**"), by and between Cypress Creek Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated July 1, 2025 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fourth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	**Cypress Creek Community Development District**
By:_____	By:_____
William J. Rizzetta, President	Chairman of the Board of Supervisors

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027.**

PERSONNEL:

General Manager
Full Time Personnel – 40 hours/week

Clubhouse Attendants
Part Time Personnel – 80 hours/week

Field Services Supervisor
Full Time Personnel – 40 hours/week

Seasonal Pool Monitors (15 weeks)
Part Time Personnel - 70 hours/week

	ANNUAL
Budgeted Personnel Total [(1)]	$ 332,433
General Management and Oversight [(2)]	$ 17,500
Total Services Cost:	**$ 349,933**

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C

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

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

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

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

Tab 6

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 14, 2026

To Board of Supervisors
Cypress Creek of Hillsborough County Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Cypress Creek of Hillsborough County Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Creek of Hillsborough County Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $3,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Creek of Hillsborough County Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Anthony J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cypress Creek of Hillsborough County Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Tab 7

Getz Outdoor Services

22460 Cherokee Rose Pl
Land O Lakes, FL 34639-3817
(813) 701-6831
getzoutdoorservices@gmail.com
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
Invoice Date:	07/14/2026
Terms:	Due on receipt
Due Date:	07/14/2026

Irrigation Repairs - Detailed Breakdown (Parts and Labor)

#	Description	Qty / Hours	Rate	Labor Cost	Parts / Materials	Total
1	**Drip line removal, discarding, valve and connection issues found**					**$11,000.00**
	• 5 crew members - removal, discarding, valve and connection work	80 crew hrs	$75.00	$6,000.00	-	$6,000.00
	• 1 supervisor - supervision and coordination	50 hrs	$100.00	$5,000.00	-	$5,000.00
2	**Orchid - Hunter ACC2 Controllers (2-wire)**					**$3,000.00**
	• Hunter ACC2 controller (parts)	2 ea	-	-	$2,400.00	$2,400.00
	• Labor - Install controllers	4 hrs	$150.00	$600.00	-	$600.00
3	**New Maxi Line and Sprayers**					**$4,600.00**
	• Maxi line (pipe, fittings, misc. parts)	1 lot	-	-	$3,100.00	$3,100.00
	• Sprayers (heads, nozzles, fittings)	1 lot	-	-	$700.00	$700.00
	• Labor - Install maxi line and sprayers	5.3333 hrs	$150.00	$800.00	-	$800.00
4	**Broken Connections (17 @ $150 each)**					**$2,550.00**
	• Repair broken connections	17 ea	$150.00	$2,550.00	-	$2,550.00
5	**Sprayer Heads Replaced (31)**					**$620.00**
	• Sprayer heads and nozzles (parts)	31 ea	-	-	$310.00	$310.00
	• Labor - Replace sprayer heads	2.0667 hrs	$150.00	$310.00	-	$310.00
6	**Maples - New ICC2 Controller**					**$2,400.00**
	• Hunter ICC2 controller (parts)	1 ea	-	-	$2,000.00	$2,000.00
	• Labor - Install controller	2.6667 hrs	$150.00	$400.00	-	$400.00
7	**New Two-Wire Module for Controller**					**$150.00**
	• Two-wire module (parts)	1 lot	-	-	$150.00	$150.00
8	**Lateral Line Leaks Repaired (2)**					**$300.00**
	• Labor - Repair lateral line leaks	2 hrs	$150.00	$300.00	-	$300.00
9	**A2 - Panel Replacement / Zone Rework**					**$4,500.00**
	• Materials (wire, conduit, fittings, misc.)	1 lot	-	-	$1,500.00	$1,500.00
	• Labor - Rewire and reconfigure zones	20 hrs	$150.00	$3,000.00	-	$3,000.00
10	**Wire Fault Tracking**					**$15,000.00**
	• Labor - wire fault tracking	100 hrs	$150.00	$15,000.00	-	$15,000.00
11	**Broken Heads Replaced (395)**					**$7,900.00**
	• Sprinkler heads and nozzles (parts)	395 ea	-	-	$4,740.00	$4,740.00
	• Labor - Replace sprinkler heads (unit-priced)	395 ea	$8.00	$3,160.00	-	$3,160.00
12	**Broken Connections Repaired (85 @ $150 each)**					**$12,750.00**
	• Repair broken connections	85 ea	$150.00	$12,750.00	-	$12,750.00
13	**Hunter Decoder Valves Replaced (6)**					**$3,000.00**
	• Decoder valves (parts)	6 ea	-	-	$2,100.00	$2,100.00
	• Labor - Replace decoder valves	6 hrs	$150.00	$900.00	-	$900.00
14	**Decoders Replaced (5)**					**$2,500.00**
	• Decoders (parts)	5 ea	-	-	$1,500.00	$1,500.00
	• Labor - Replace decoders	6.6667 hrs	$150.00	$1,000.00	-	$1,000.00
15	**Decoder Troubleshooting**					**$9,000.00**
	• Labor - decoder troubleshooting	60 hrs	$150.00	$9,000.00	-	$9,000.00
16	**44/57 Zones - Reconnect and Verify**					**$2,800.00**
	• Labor - reconnect and verify	18.6667 hrs	$150.00	$2,800.00	-	$2,800.00
17	**Main Amenity - New Maxi Line and Sprayers**					**$4,800.00**
	• Maxi line, sprayers, fittings (parts)	1 lot	-	-	$2,400.00	$2,400.00
	• Labor - Install	16 hrs	$150.00	$2,400.00	-	$2,400.00
18	**Controller Panel for Bigger Controller**					**$2,800.00**
	• Enclosure and electrical components (parts)	1 lot	-	-	$1,200.00	$1,200.00
	• Labor - Install and wire	10.6667 hrs	$150.00	$1,600.00	-	$1,600.00
TOTALS				**$51,100.00**	**$38,470.00**	**$89,570.00**

Total Project Cost (Parts + Labor)	$89,570.00
Costs Above Approved Invoice Amount	$20,856.61
Total Amount Due	**$68,713.39**

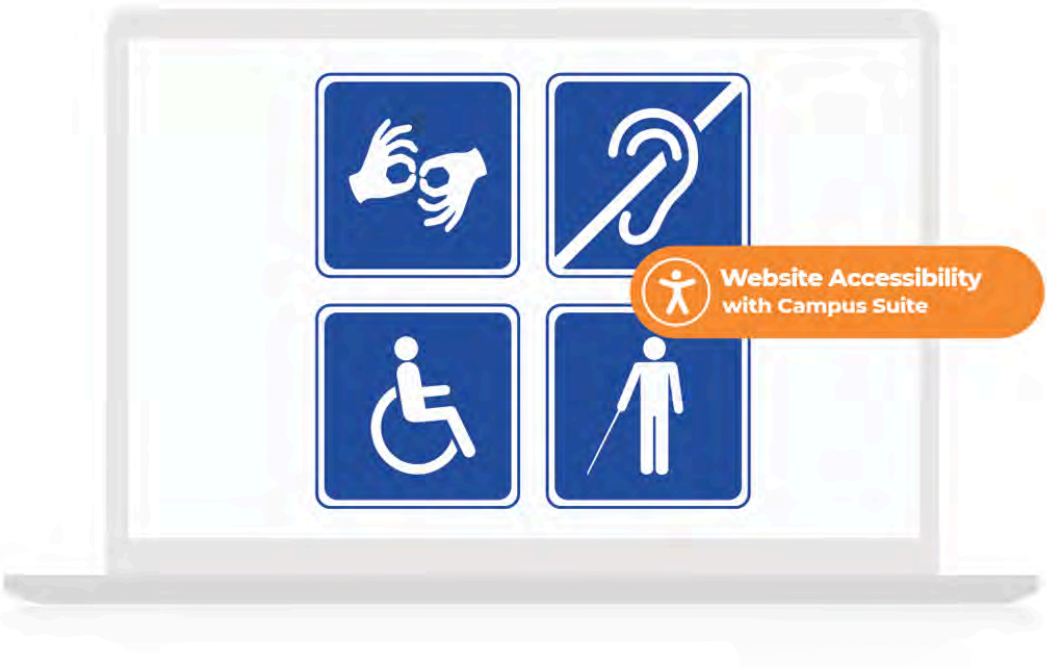
Payment Options
Visa Mastercard Discover AmEx Bank

Items 19 and 20 remain removed. Item 1 remains broken out as 5 crew members at $75/hr and 1 supervisor at $100/hr. Other hourly labor remains at $150/hr where applicable.

Thank you for your business!

Questions? Contact Getz Outdoor Services at (813) 701-6831.

Tab 8



Quarterly Compliance Audit Report

Cypress Creek

Date: September 2026 - 3rd Quarter
Prepared for: Matt O'Nolan
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview 2
Compliance Criteria 2
ADA Accessibility 2
Florida Statute Compliance 3
Audit Process 3

Audit results

ADA Website Accessibility Requirements 4
Florida F.S. 189.069 Requirements 5

Helpful information:

Accessibility overview 6
ADA Compliance Categories 7
Web Accessibility Glossary 11

Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

> CS/HB 967: Electronic Payments Made to Units of Local Governments
>
> GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.
> Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.
>
> Link:
> https://www.flsenate.gov/Session/Bill/2026/967https://www.flsenate.gov/Session/Bill/2026/967

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse

Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

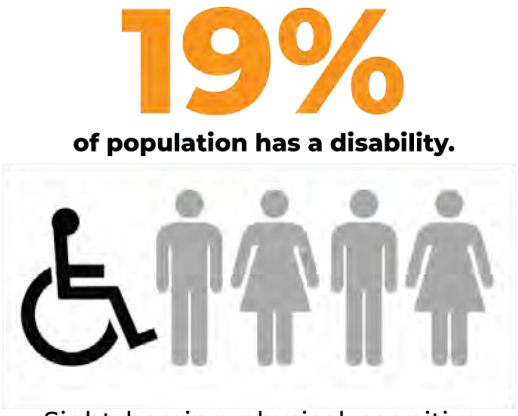
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Notes:

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: *http://webaim.org/techniques/captions*



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: *http://webaim.org/techniques/forms*



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

	enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 9

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Cypress Creek of Hillsborough County Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Cypress Creek of Hillsborough County Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126583

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$4,924,254
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$52,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$35,332**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$500,000 in any one occurrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**1**	**$1,000,000** **$0 Deductible**	**Included**
Personal Injury Protection	**5**	**Separately Stated In Each Personal Injury Protection Endorsement**	**Included**
Auto Medical Payments	**2**	**$2,500 Each Insured**	**Included**
Uninsured Motorists including Underinsured Motorists	**2**	**$100,000**	**Included**
Physical Damage Comprehensive Coverage	**7,8**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)** **For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)** **For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**7,8**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)** **For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Included**
Physical Damage Towing And Labor	**7**	**$250 For Each Disablement Of A Private Passenger Auto**	**Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

Cypress Creek of Hillsborough County Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126583

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$35,332
Crime	Not Included
Automobile Liability	$525
Hired Non-Owned Auto	Included
Auto Physical Damage	$421
General Liability	$4,587
Public Officials and Employment Practices Liability	$3,642
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$44,507**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Cypress Creek of Hillsborough County Community Development District

_____
(Name of Local Governmental Entity)

By: _____ _____
Signature Print Name

Witness By: _____ _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

Cypress Creek of Hillsborough County Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$4,924,254	As per schedule attached
☑	Inland Marine	$52,000	As per schedule attached
☑	Auto Physical Damage	$11,455	As per schedule attached

Signature: _____ Date: _____

Name: _____

Title: _____

PUBLIC ENTITY

FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100126583	Term: **October 1, 2026 to October 1, 2027**
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: **Cypress Creek of Hillsborough County Community Development District**	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

_____	I reject Uninsured Motorists Coverage entirely.
_____X____	I reject Combined Single Limit for Liability Coverage and I select a lower limit of $100,000.

Includes copyrighted material of Insurance Services Office, Inc. with its permission

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

_____
Applicant's/Named Insured's Signature

_____
Applicant's/Named Insured's Printed Name

_____
Date

Includes copyrighted material of Insurance Services Office, Inc. with its permission

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Irrigation System, Wells, & Equipment 15592 Cypress Creek Blvd. Sun City Center FL 33573			2015 Pump / lift station	10/01/2026 10/01/2027	$189,113				$189,113
2	Main Entry Features Cypress Creek Blvd & 19th Ave Sun City Center FL 33573			2015 Masonry non combustible	10/01/2026 10/01/2027	$152,341				$152,341
3	Fencing along 19th Ave. Main Cypress Sun City Center FL 33573			2015 Non combustible	10/01/2026 10/01/2027	$89,303				$89,303
4	Amenity Center 7154 Trent Creek Dr. Sun City Center FL 33573	Pyramid hip		2016 Joisted masonry	10/01/2026 10/01/2027	$727,033 $41,710	Asphalt shingles			$768,743
5	Pool 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$653,174				$653,174
6	Benches 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Property in the Open	10/01/2026 10/01/2027	$17,336				$17,336
7	Pool Pump & Equipment 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Pump / lift station	10/01/2026 10/01/2027	$202,771				$202,771

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Street Lamps 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Electrical equipment	10/01/2026 10/01/2027	$68,291				$68,291
9	Playground w/ Shade Structure 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Non combustible	10/01/2026 10/01/2027	$236,391				$236,391
10	Outdoor exercise equipment 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Non combustible	10/01/2026 10/01/2027	$57,784				$57,784
11	Dumpster Fence with Gate 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Non combustible	10/01/2026 10/01/2027	$34,671				$34,671
12	2 Pergolas & Wooden Arbor - Pool area 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Property in the Open	10/01/2026 10/01/2027	$131,328				$131,328
13	Pavilions - Dog Park 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Non combustible	10/01/2026 10/01/2027	$60,674				$60,674
14	Water Fountains - Dog Park 7154 Trent Creek Dr. Sun City Center FL 33573			2016 Property in the Open	10/01/2026 10/01/2027	$15,759				$15,759

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built	Const Type	Eff. Date	Term Date	Building Value	Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
15	Monument Sign - front of Clubhouse 7154 Trent Creek Dr. Sun City Center FL 33573			2016	Non combustible	10/01/2026	10/01/2027	$36,772					$36,772
16	Dog Playground Equipment, Wash Stations & Fencing 7154 Trent Creek Dr. Sun City Center FL 33573			2016	Non combustible	10/01/2026	10/01/2027	$73,544					$73,544
17	Development Wall Along US 301 Sun City Center FL 33573			2018	Non combustible	10/01/2026	10/01/2027	$132,905					$132,905
18	Fencing along 19th Avenue The Vines Sun City Center FL 33573			2018	Non combustible	10/01/2026	10/01/2027	$69,341					$69,341
19	Amenity Center - Orchid 10202 Carp Hollow Road Sun City Center FL 33573	Simple hip		2018	Joisted masonry	10/01/2026	10/01/2027	$125,865	$4,203	Asphalt shingles			$130,068
20	Pool Pumps & Equipment 10202 Carp Hollow Road Sun City Center FL 33573			2018	Pump / lift station	10/01/2026	10/01/2027	$202,771					$202,771
21	Dog Park Fence NE Corner of Property Sun City Center FL 33573			2019	Non combustible	10/01/2026	10/01/2027	$16,180					$16,180

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
22	Fence along 19th Village K The Maples Sun City Center FL 33573			Non combustible	10/01/2026 10/01/2027	$69,341				$69,341
23	Entry Monument Walls (2) Orchid Wall St. & 19th Ave NE Sun City Center FL 33573			Masonry non combustible	10/01/2026 10/01/2027	$47,278				$47,278
24	Benches/Dog Stations 10202 Carp Hollow Rd Sun City Center FL 33573			2019 Property in the Open	10/01/2026 10/01/2027	$12,608				$12,608
25	Monument Sign/Wall - front of Amenity Center 10202 Carp Hollow Rd Sun City Center FL 33573			Masonry non combustible	10/01/2026 10/01/2027	$57,784				$57,784
26	Pool Fence 10202 Carp Hollow Road Sun City Center FL 33573			Non combustible	10/01/2026 10/01/2027	$42,025				$42,025
27	Pool Furniture In the Open 10202 Carp Hollow Road Sun City Center FL 33573			Property in the Open	10/01/2026 10/01/2027	$84,050				$84,050
28	Amenity Fencing 7154 Trent Creek Dr. Sun City Center FL 33573			Non combustible	10/01/2026 10/01/2027	$23,114				$23,114

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
29	Amenity Center - Townhomes 9770 Mulberry Marsh Lane Sun City Center FL 33573	Simple hip		2019 Joisted masonry	10/01/2026 10/01/2027	$198,253	Asphalt shingles			$198,253
30	Pool 9770 Mulberry Marsh Lane Sun City Center FL 33573			Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$210,861				$210,861
31	Pool Pumps & Equipment 9770 Mulberry Marsh Lane Sun City Center FL 33573			Pump / lift station	10/01/2026 10/01/2027	$115,569				$115,569
32	Pool Fencing 9770 Mulberry Marsh Lane Sun City Center FL 33573			Non combustible	10/01/2026 10/01/2027	$42,025				$42,025
33	Fabric Shade Structure (2) 9770 Mulberry Marsh Lane Sun City Center FL 33573			Property in the Open	10/01/2026 10/01/2027	$23,114				$23,114
34	Pool Furniture in the Open 9770 Mulberry Marsh Lane Sun City Center FL 33573			Property in the Open	10/01/2026 10/01/2027	$42,025				$42,025
35	Dumpster Enclosure 9770 Mulberry Marsh Lane Sun City Center FL 33573			Masonry non combustible	10/01/2026 10/01/2027	$10,506				$10,506

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
36	Irrigation Equipment and Fencing 9770 Mulberry Marsh Lane Sun City Center FL 33573			Non combustible	10/01/2026 10/01/2027	$137,422				$137,422
37	Monument Sign/Wall - front of Cabana 9770 Mulberry Marsh Lane Sun City Center FL 33573			Masonry non combustible	10/01/2026 10/01/2027	$57,784				$57,784
38	Entry Monument Walls Copperfield Bell PL & 19 Ave NE Sun City Center FL 33573			Masonry non combustible	10/01/2026 10/01/2027	$57,784				$57,784
39	Fencing along 19th Avenue The Orchids Sun City Center FL 33573			Non combustible	10/01/2026 10/01/2027	$69,341				$69,341
40	Split Rail Fencing 19th Ave NE Sun City Center FL 33573			Non combustible	10/01/2026 10/01/2027	$42,025				$42,025
41	Irrigation Wells/Controllers - Various Phases Various Sun City Center FL 33573			Pump / lift station	10/01/2026 10/01/2027	$78,797				$78,797
42	Playground 10202 Carp Hollow Road Sun City Center FL 33573			Non combustible	10/01/2026 10/01/2027	$157,594				$157,594

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
43	Side Utility (SMK-Z3) 10x16 Shed 7152 Trent Creek Dr Sun City Center FL 33573			2026 Non combustible	10/01/2026 10/01/2027	$5,694				$5,694

Total:	Building Value	Contents Value	Insured Value
	$4,878,341	$45,913	$4,924,254

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Pool Chair Lift (Permanently Mounted) - Townhome Amenity Center		Other inland marine	10/01/2026 – 10/01/2027	$35,000	$1,000
2	Storage Shed		Other inland marine	10/01/2026 – 10/01/2027	$17,000	$1,000
				Total	**$52,000**	

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Vehicle Schedule

Cypress Creek of Hillsborough County Community Development District

Policy No.: 100126583
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Polaris	R26CCA5AB8		10/01/2026	$1,000	10/01/2026	10/01/2026	**$11,455**	
1	2026	3NSCCA5AXTE099416	Private Passenger	10/01/2027	$1,000	10/01/2026	10/01/2027	Actual cash value	$11,455

Total **$11,455**
APD Rptd **$11,455**

Sign: _____ Print Name: _____ Date: _____

Tab 10

Rizzetta & Company

Cypress Creek of Hillsborough County Community Development District

Financial Statements (Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

cypresscreekcdd.org
rizzetta.com

Professionals in Community Management

Cypress Creek of Hillsborough County Community Development District
Balance Sheet
As of 07/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	596,321	0	0	596,321	0	0
Investments	1	266,141	1,056,561	1,322,703	0	0
Prepaid Expenses	5,686	0	0	5,686	0	0
Fixed Assets	0	0	0	0	13,694,928	0
Amount Available in Debt Service	0	0	0	0	0	1,056,561
Amount To Be Provided Debt Service	0	0	0	0	0	12,058,439
Total Assets	602,008	266,141	1,056,561	1,924,710	13,694,928	13,115,000
Liabilities						
Accounts Payable	25,564	0	0	25,564	0	0
Accrued Expenses	28,111	0	0	28,111	0	0
Other Current Liabilities	98,935	0	0	98,935	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	600	0	0	600	0	0
Total Liabilities	153,710	0	0	153,710	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	82,743	162,905	41,935	287,584	0	0
Total Fund Equity & Other Credits	448,297	266,141	1,056,561	1,771,000	13,694,928	0
Total Liabilities & Fund Equity	602,008	266,141	1,056,561	1,924,710	13,694,928	13,115,000

753 General Fund

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	100	100	834	734
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,446,478	16,601
Other Misc. Revenues				
Facilities Rentals	2,500	2,083	1,738	(345)
Miscellaneous Revenue	0	0	593	592
Total Revenues	1,432,477	1,432,060	1,449,643	17,582
Expenditures				
Legislative				
Supervisor Fees	10,000	8,333	9,200	(866)
Total Legislative	10,000	8,333	9,200	(866)
Financial & Administrative				
Accounting Services	22,000	18,333	18,334	0
Administrative Services	4,400	3,667	3,666	0
Arbitrage Rebate Calculation	1,200	1,000	0	1,000
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	3,700	0	3,700
Dissemination Agent	2,000	2,000	1,667	333
District Engineer	2,500	2,083	5,444	(3,361)
District Management	24,200	20,167	20,167	0
Dues, Licenses & Fees	175	175	575	(400)
Financial & Revenue Collections	4,400	3,667	3,666	0
General Liability & Property Insurance	103,449	103,449	57,552	45,897
Legal Advertising	2,500	2,083	2,370	(286)
Office Supplies	500	417	4,508	(4,092)
Postage & Delivery	500	416	0	417
Room Rentals Expense	1,100	917	0	917
Trustees Fees	9,734	8,112	5,343	2,769
Website Hosting, Maintenance, Backup & E	2,400	2,400	5,402	(3,002)
Total Financial & Administrative	189,758	177,586	133,694	43,892
Legal Counsel				
District Counsel	20,000	16,666	35,658	(18,991)
Total Legal Counsel	20,000	16,666	35,658	(18,991)
Electric Utility Services				
Utility - Electricity	11,400	9,500	1,354	8,145
Utility - Street Lights	206,000	171,667	168,692	2,975
Utility Services	25,000	20,833	25,949	(5,116)
Total Electric Utility Services	242,400	202,000	195,995	6,004
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	11,309	5,967	5,342
Total Garbage/Solid Waste Control Ser-	13,570	11,309	5,967	5,342

753 General Fund

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
vices				
Water-Sewer Combination Services				
Utility Services	15,000	12,500	11,553	947
Total Water-Sewer Combination Services	15,000	12,500	11,553	947
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	19,850	20,330	(481)
Mitigation Area Monitoring & Maintenance	3,200	2,666	0	2,667
Water Quality Monitoring & Testing	2,904	2,420	5,740	(3,320)
Total Stormwater Control	29,924	24,936	26,070	(1,134)
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	11,200	11,300	(100)
Field Manager	15,600	13,000	0	13,000
Holiday Decorations	7,000	5,834	0	5,833
Irrigation Maintenance & Repair	10,000	8,333	22,284	(13,950)
Landscape Inspection Services	15,600	13,000	13,000	0
Landscape Maintenance	344,000	286,667	342,034	(55,367)
Landscape Replacement Plants, Shrubs, Tr	45,000	37,500	1,250	36,250
Maintenance & Repairs	35,000	29,166	26,935	2,232
Miscellaneous Contingency	20,000	16,667	1,780	14,886
Pressure Washing	10,000	8,333	925	7,408
Total Other Physical Environment	515,640	429,700	419,508	10,192
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	7,500	5,221	2,279
Amenity Management Service Contracts	208,553	173,794	231,365	(57,570)
Dues, Licenses & Fees	825	688	246	441
Furniture Repair & Replacement	5,000	4,166	6,820	(2,653)
Gate Phone	2,010	1,675	0	1,675
Internet/WiFI	6,180	5,150	4,862	288
Janitorial Service	15,000	12,500	8,668	3,831
Pest Control	3,390	2,825	2,800	25
Pool Repair & Maintenance	1,500	1,250	26,306	(25,056)
Pool Service Contract	34,800	29,000	53,243	(24,243)
Security Camera Maintenance	6,768	5,640	12,624	(6,983)
Security Services & Patrols	88,159	73,466	103,830	(30,365)
Total Parks & Recreation	381,185	317,654	455,985	(138,331)
Special Events				
Special Events	10,000	8,334	10,638	(2,305)
Total Special Events	10,000	8,334	10,638	(2,305)
Contingency				
Miscellaneous Contingency	5,000	4,166	53,530	(49,363)
Total Contingency	5,000	4,166	53,530	(49,363)
Total Expenditures	1,432,477	1,213,184	1,357,798	(144,613)

753 General Fund

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	218,876	91,845	(127,031)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	(9,101)	(9,101)
Total Other Financing Sources(Uses)	0	0	(9,101)	(9,101)
Fund Balance, Beginning of Period	0	0	365,553	365,554
Total Fund Balance, End of Period	0	218,876	448,297	229,422

753 Reserve Fund

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	100	100	6,493	6,393
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Total Revenues	173,063	173,063	179,456	6,393
Expenditures				
Contingency				
Bank Fees	800	667	0	666
Capital Outlay	273,288	227,740	16,551	211,190
Total Contingency	274,088	228,407	16,551	211,856
Total Expenditures	274,088	228,407	16,551	211,856
Total Excess of Revenues Over(Under) Expenditures	(101,025)	(55,344)	162,905	218,249
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	45,681	266,141	220,460

753 Debt Service Fund-2015A-1

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	39,815	39,815
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,535,716	15,745
Total Revenues	1,519,971	1,519,971	1,575,531	55,560
Expenditures				
Debt Service				
Interest	664,971	664,971	682,294	(17,323)
Principal	855,000	855,000	855,000	0
Total Debt Service	1,519,971	1,519,971	1,537,294	(17,323)
Total Expenditures	1,519,971	1,519,971	1,537,294	(17,323)
Total Excess of Revenues Over(Under) Expenditures	0	0	38,237	38,237
Fund Balance, Beginning of Period	0	0	915,774	915,774
Total Fund Balance, End of Period	0	0	954,011	954,011

753 Debt Service Fund-S2017A

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,983	2,983
Special Assessments				
Tax Roll	21,393	21,393	21,615	221
Total Revenues	21,393	21,393	24,598	3,204
Expenditures				
Debt Service				
Interest	16,393	16,393	15,900	494
Principal	5,000	5,000	5,000	0
Total Debt Service	21,393	21,393	20,900	494
Total Expenditures	21,393	21,393	20,900	494
Total Excess of Revenues Over(Under) Expenditures	0	0	3,698	3,698
Fund Balance, Beginning of Period	0	0	98,852	98,852
Total Fund Balance, End of Period	0	0	102,550	102,550

Cypress Creek CDD
Investment Summary
July 31, 2026

Account	Investment	Balance as of July 31, 2026
State Board of Administration	Local Governmental Investment Pool	$ 1
	Total General Fund Investments	**$ 1**
Valley National Bank	Governmental Checking	$ 266,141
	Total Reserve Fund Investments	**$ 266,141**
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$ 610,329
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	27,550
US Bank Series 2017A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	75,000
	Total Debt Service Fund Investments	**$ 1,056,561**

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/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753, 178						
	753 General Fund	07/27/2026	Charter Communications	2396186072426	Internet /WIFI 07/26	61.06
	753 General Fund	07/18/2026	Patio Warehouse	730	Pool Furniture 07/26	6,820.00
	753 General Fund	07/01/2026	Persson, Cohen & Mooney, P.A.	7128	Legal Services 06/26	3,143.40
	753 General Fund	07/31/2026	Rizzetta & Company, Inc.	INV0000111443	Personnel Reimbursement 07/26	13,696.92
	753 General Fund	07/31/2026	Valley National Bank	073126CC	Maintenance & Repair 07/26	218.25
	753 General Fund	07/31/2026	Valley National Bank	073126CC	Maintenance & Repair 07/26	8.45
	753 General Fund	07/31/2026	Valley National Bank	073126CC	Maintenance & Repair 07/26	252.08
	753 General Fund	07/31/2026	Valley National Bank	073126CC	Maintenance & Repair 07/26	774.04
	753 General Fund	07/30/2026	Waste Management Inc. of Florida	0270673-2206-8	Waste Disposal - 7154 Trent Creek Dr 07/26	250.00
	753 General Fund	07/30/2026	Waste Management Inc. of Florida	0271235-2206-5	Waste Disposal - 9770 Mulberry Marsh Ln 07/26	340.01
Sum for 753, 178						**25,564.21**
Sum for 753						**25,564.21**
Sum Total						**25,564.21**

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/26.
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.

Tab 11

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 **Tuesday, July 28, 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.**
Matthew Mironchik	**Landscape Inspector, Rizzetta & Co., Inc.**
Bert Smith	**Representative, Sitex Aquatics**
Mark Isley	**Maintenance Technician, Rizzetta & Co., Inc.**
Epi Carvajal	**Representative, Pine Lake**
John Amaroso	**Representative, Pine Lake**
Michael Dunbar	**Representative, Pine Lake**
Karla Armstrong	**District Counsel, Persson, Cohen, & Mooney (via phone)**
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**

DRAFT

The Board heard comments on the front entrance landscaping, fencing, speed bumps and budget.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report & Landscaper's Responses and Proposals

Mr. Carvajal presented his report to the Board and spoke about irrigation functionality, tree pruning, palm maintenance and storm and heat stress.

1. Consideration of Landscaping RFP

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the landscaping RFP in substantial form with Chair to work with District Counsel and Rizzetta, for the Cypress Creek of Hillsborough County Community Development District.

B. Presentation of Aquatics Report

Mr. Smith presented his report to the Board and spoke about the first month of service, shoreline treatments, algae blooms, Hydrillas, vegetation control and trash pickup.

The Board requested Sitex to bring back the June Pine Lake proposals for palm and tree pruning in August.

C. Community Coordinator Report

Ms. Dunn presented her report to the Board and spoke about paint refresh, staff, amenity rules, pool features, hours of operation and improvements.

The Board requested Ms. Dunn bring back the proposal from the Pickleball vendor if they can meet insurance and other requirements.

Mr. Isley presented his report to the Board.

D. District Engineer Report

There was no report for the Board.

E. District Counsel

Ms. Armstrong spoke to the Board about termination letters that were issued contractor requirements and disbursement.

F. District Manager Report

Mr. O'Nolan advised that the next Board of Supervisor's meeting is on August 18, 2026 and budget items.

FOURTH ORDER OF BUSINESS **Consideration of Getz Irrigation Proposal #1336**

The Board tabled this topic.

DRAFT

FIFTH ORDER OF BUSINESS **Ratification of Patio Furniture Proposal #51**

On a Motion by Mr. Homme-Petit, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors ratified the Patio Furniture Proposal #51, for the Cypress Creek of Hillsborough County Community Development District.

SIXTH ORDER OF BUSINESS **Review of Financial Statement for May 2026**

The Board reviewed the Financial Statement for May 2026

SEVENTH ORDER OF BUSINESS **Approval of Operation & Maintenance Expenditures for June 2026**

The Board reviewed the Operation & Maintenance Expenditures for June 2026.

EIGHTH ORDER OF BUSINESS **Consideration of the Board of Supervisor's Meeting Minutes held on June 30, 2026**

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2026 ($176,025.23) and the meeting minutes for the Board of Supervisors on June 30, 2026, for the Cypress Creek of Hillsborough County Community Development District.

NINTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Martin requested update on fencing concerns and needs for repairs in the future.

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. Thomas, seconded by Ms. Fauci, with all in favor, the Board of Supervisors adjourned the meeting at 8:23 p.m., for the Cypress Creek of Hillsborough County Community Development District.

DRAFT

Assistant Secretary

Chair / Vice Chair

DRAFT

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 **Tuesday, August 18, 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.**
Mark Isley	**Maintenance Technician, Rizzetta & Co., Inc.**
Epi Carvajal	**Representative, Pine Lake**
Bob Bowling	**Representative, Copper Pools**
Tyler Ngyen	**Representative, Signal**
Bert Smith	**Representative, Sitex Aquatics**
Andy Cohen	**District Counsel, Persson, Cohen, & Mooney (via phone)**
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 potential homeschooling group.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report & Landscaper's Responses and Proposals

Mr. Carvajal updated the Board on his report and spoke about irrigation palm trees, leak at the dog park, mowing, lift stations and tunnels.

The Board emphasized staying current with water use reporting to regulators, given prior concerns about over-pumping.

B. Presentation of Aquatics Report

Mr. Smith update the Board on his report and spoke about trash removal from ponds, weed and vegetation control and possible newsletter on disposing of trash and grass clippings.

C. Community Coordinator Report

Mr. Isley presented the amenity manager report and advised of his resident engagement, rule enforcement and ongoing pests.

D. Pool Maintenance Report

Mr. Bowling updated the Board on the current status of the pools and spoke about water loss, equipment repairs and stains.

The Board expressed satisfaction with Cooper Pools, noting a "night and day difference" and appreciating their knowledge and communication and advised Mr. Bowling that he did not need attend meetings unless requested going forward.

E. District Engineer Report

There was not a District Engineer report at this time.

F. District Counsel

Mr. Cohen presented his report to the Board and spoke about a vendor dispute with an invoice.

G. District Manager Report

Mr. O'Nolan advised that the next Board of Supervisor's meeting is on September 22, 2026.

FOURTH ORDER OF BUSINESS **Public Hearing on Fiscal Year 2026-2027 Final Budget**

FIFTH ORDER OF BUSINESS **Public Comments on the fiscal Year 2026-2027 Final Budget**

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved opening the public comments on the Fiscal Year 2026-2027 final budget, for the Cypress Creek of Hillsborough County Community Development District.

DRAFT

There were no comments presented.

> On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved closing the public comments on the Fiscal Year 2026-2027 final budget, for the Cypress Creek of Hillsborough County Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Adopting the Final Budget for Fiscal Year 2026-2027**

> On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors a adopted resolution 2026-04 Adopting the Final Budget for FY 26-27 as presented with a 21.54% increase, for the Cypress Creek of Hillsborough County Community Development District.

SEVENTH ORDER OF BUSINESS **Public Hearing on Fiscal Year 2026-2027 Assessments**

EIGHTH ORDER OF BUSINESS **Public Comments on the Fiscal Year 2026-2027 Special Assessments**

> On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved opening the public comments on the Fiscal Year 2026-2027 levying of assessments, for the Cypress Creek of Hillsborough County Community Development District.

There were no comments presented.

> On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved closing the public comments on the Fiscal Year 2026-2027 levying of assessments,, for the Cypress Creek of Hillsborough County Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Levying O&M Assessments for Fiscal Year 2026-2027**

> On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors adopted resolution 2026-05 for the Levying of Assessments for FY 26-27 ,for the Cypress Creek of Hillsborough County Community Development District.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, Setting the Meeting Schedule for Fiscal Year 2026-2027**

DRAFT

118

On a Motion by Mr. Hepburn, seconded by Ms. Fauci, with all in favor, the Board of Supervisors adopted resolution 2026-06 Setting the Meeting Schedule for FY 26-27 as presented, for the Cypress Creek of Hillsborough County Community Development District.

119

120 **ELEVENTH ORDER OF BUSINESS** **Consideration of Goals and Objectives**
121 **Annual Reporting**
122

On a Motion by Mr. Martin, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the goals for FY 25-26 were met, for the Cypress Creek of Hillsborough County Community Development District.

123

124 **TWELFTH ORDER OF BUSINESS** **Consideration of Goals and Objectives**
125 **for FY 26-27**
126

On a Motion by Mr. Martin, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved setting the same goals for budget consciousness and financial transparency for FY 26-27 ,for the Cypress Creek of Hillsborough County Community Development District.

127

128 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Getz Irrigation**
129 **Proposal**
130 The Board could not consider the Getz invoice as presented as it is an incomplete invoice. Staff has asked Getz Outdoors for a detailed acceptable invoice for the Board to consider.

131

132 **FOURTEENTH ORDER OF BUSINESS** **Review of Financial Statement for June**
133 **2026**
134 The Board reviewed the financial statement for June 2026.
135

136 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Operation &**
137 **Maintenance Expenditures for July**
138 **2026**
139 The Board reviewed the Operation and Maintenance Expenditures for July 2026.
140

141 **SIXTEENTH ORDER OF BUSINESS** **Consideration of the Board of**
142 **Supervisor's Meeting Minutes held on**
143 **June 30, 2026**
144 The Board reviewed the Board of Supervisors meeting minutes held on
145 June 30, 2026.
146

On a Motion by Mr. Martin, seconded by Ms. Fauci, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July ($191,784.88) 2026 and the meeting minutes for the Board of Supervisors on June 30, 2026, for the Cypress Creek of Hillsborough County Community Development District.

DRAFT

SEVENTEENTH ORDER OF BUSINESS Supervisor Requests

Ms. Fauci requested comments be at the end of the meeting as well as the beginning.

> On a Motion by Mr. Martin, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the Amenity Manager to work with the Homeschooling group to finalize details, for the Cypress Creek of Hillsborough County Community Development District.

EIGHTEENTH 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. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors adjourned the meeting at 8:16 p.m., for the Cypress Creek of Hillsborough County Community Development District.

DRAFT

Assistant Secretary

Chair / Vice Chair

DRAFT