



Rizzetta & Company

Cypress Creek Community Development District

**Board of Supervisors' Meeting
January 20, 2026**

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

www.cypresscreekcdd.org

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

7154 Trent Creek Drive Sun City Center, FL 33573

Board of Supervisors	Jason Hepburn Nancy Fauci Robens Petit Homme Reece Thomas Joel Martin	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Tonja Stewart	Stantec

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

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

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

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

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

www.cypresscreekcdd.org

January 19, 2026

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

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek Community Development District will be held on **Tuesday, January 20, 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 (regarding specific agenda items)**
- 3. **STAFF REPORTS & UPDATES**
 - A. Landscape Inspection Report..... Tab 1
 - B. Aquatics Report Tab 2**
 - C. Amenity Manager Report..... Tab 3
 - D. District Engineer Report
 - E. District Counsel
- 4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for
October 2025 Tab 4**
 - B. Consideration of the Operation and Maintenance
Expenditures for October and November 2025, Tab 5**
 - C. Consideration of the Board of Supervisors Meeting
Minutes for December 30, 2025, Tab 6
- 5. **BUSINESS ITEMS**
- 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

Austin Getz
President / Owner
813-701-6831



Cypress Creek Landscape Review

January 20th, 2026

Getz Outdoor Services

Austin Getz
President / Owner
813-701-6831



Weed Spraying and Hand Pulling of Weeds has been ongoing. High Volume Areas have been treated again such as the Orchid Dog Park, Amenity Areas, Entrances and Medians, and the Maples.

Irrigation Maxi Line is scheduled to be installed with heads. All irrigation stations are up and running and ready for installation.



Austin Getz
President / Owner
813-701-6831



Remaining drip lines at the Amenity Center will be removed as the Maxi Line is installed. Following this, we will move towards Oak and Palm Trimmings.

Pond and Lake Banks are being maintained up to the water lines. We will continue to observe the pond banks and make adjustments as needed.



Austin Getz
President / Owner
813-701-6831



Brazilian Pepper has been removed from places such as the Dog Park, Areas on 301, and the Entrances. We will continue to monitor the areas.



We are continuing to pick up trash and debris as we see it. We are aware that this is of extremely high priority.

Austin Getz
President / Owner
813-701-6831



**General and Scheduled
Maintenance has been completed.
We are working extremely hard to
ensure the community is in top
shape.**



Austin Getz
President / Owner
813-701-6831



If there are any issues or concerns, please feel free to reach out to us.

Tab 2



Work Order	00916805	Account	Cypress Creek of Hillsborough CDD
Work Order	00916805	Contact	Mark Isley
Number		Address	7154 Trent Creek Drive Riverview, FL 33573 United States
Created Date	1/2/2026		

Work Details

Specialist	Treated ponds 1-9 for algae, torpedo grass,	Prepared By	Tabbitha Carter
Comments to	pennywort, primrose, cattails, and Alligator		
Customer	weed. Collected trash from ponds 1-9.		

Work Order Assets

Asset	Status	Product Work Type
Cypress Creek/Hils Ctycdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Cypress Creek/Hils Ctycdd-Lake-ALL	WATER TEST - GENERAL	
Cypress Creek/Hils Ctycdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Collected trash from ponds 1-9
Cypress Creek/Hils Ctycdd-Lake-ALL	SHORELINE WEED CONTROL	Treated ponds 1-9 for shoreline weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	LITTORAL SHELF	Treated littoral shelf for shoreline weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	LAKE WEED CONTROL	Treated ponds 1-9 for submerged and floating weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	DYE APPLICATION	Inspected ponds 1-9, no dye applied
Cypress Creek/Hils Ctycdd-Lake-ALL	ALGAE CONTROL	Treated ponds 1-9 for algae
Cypress Creek/Hils Ctycdd-Lake-ALL		

Tab 3

Monthly Manager's Report January 2026

Rizzetta & Company
Cypress Creek CDD

Operations/Maintenance Updates: January 2026

Everyday Tasks

- Monitoring cameras and Brivo passes to ensure residents are scanning in and using their own Brivo Fobs. As well as registering new residents for amenities and reviewing community policies
- Hired 2 part-time attendants that will help run the office and provide additional support as we prepare for the upcoming season
- Amenity Manager and Maintenance overseeing on-site community vendors to ensure accuracy, quality of work, and adherence to service standards. Double checking completed projects.
- Maintenance & Amenity Manager conducting systematic street-by-street inspections to identify concerns, ensure community upkeep, and maintain a high standard of appearance. Making a punch list and getting quotes for things needed to ensure we are prepared for season
- Overseeing upcoming events and community engagement opportunities – including food truck opportunities and Spring/Easter event

Operations

Operation Report for January 2026

- Enumerate Engage resident account signups: 339 households (up from 320 last month)
- Constant Contact Email Address Active: 1,986 active email addresses
 - 41% open rate (about 978 residents)
 - Monthly Newsletter on 1/5 – 50.7% open rate
- Peak Pool usage low. Pool closes at 5:00pm – office team staying til 6pm
- Square Card Reader policies need to be updated and added to amenity policies and procedures for rentals and extra key fob purchases
- We had 2 rentals this month – *1/10 and 1/11*

Rentals and Access Cards Fees Collected

Rentals	2	200
Extra Access Cards	-	-
Total	2	\$200

Maintenance Updates

Signage & Entrance Improvements:

- Signs up: Reminder to close and latch the gates signs on Orchids Dog Park

Facility & Equipment Upgrades:

- Maintenance fixed all hot water – it's working in all 3 clubhouse restrooms
- Retrofitted the faucets in the bathrooms
- Fixed the gate latches at the Orchids Dog Parks

Maintenance & Repairs In process/completed:

- Fencing issue Orchids/along 19th- *Awaiting Install*
- Hog Trapping- *In process*
- Parking Lot lights- *In process*
- Irrigation repairs on main break lines- Currently in process of repair – on site 1/12
- Paver Repairs- Approved – *awaiting signature*
- Pool Equipment repairs - Wahoo declined proposal, Cooper Pools came out on 1/12 for proposal
- Roofing Repairs at Cypress Main – *Awaiting Signature*
- Transformer that needs lifted off ground – *Tentative install date: 1/14*

Tab 4



Rizzetta & Company

Cypress Creek of Hillsborough County Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

cypresscreekcdd.org
rizzetta.com

Cypress Creek of Hillsborough County Community Development District

Balance Sheet
As of 10/31/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	323,763	0	0	323,763	0	0
Investments	1	103,565	1,017,799	1,121,366	0	0
Accounts Receivable	1,429,874	172,963	1,541,364	3,144,201	0	0
Prepaid Expenses	150	0	0	150	0	0
Fixed Assets	0	0	0	0	13,694,928	0
Amount Available in Debt Service	0	0	0	0	0	2,559,163
Amount To Be Provided Debt Service	0	0	0	0	0	11,415,837
Total Assets	1,753,788	276,528	2,559,163	4,589,480	13,694,928	13,975,000
Liabilities						
Accounts Payable	26,242	0	0	26,242	0	0
Accrued Expenses	13,491	0	0	13,491	0	0
Other Current Liabilities	98,930	0	0	98,930	0	0
Due To Other	500	0	0	500	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,975,000
Total Liabilities	139,163	0	0	139,163	0	13,975,000
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	1,249,071	173,292	1,544,537	2,966,901	0	0
Total Fund Equity & Other Credits	1,614,625	276,528	2,559,163	4,450,317	13,694,928	0
Total Liabilities & Fund Equity	1,753,788	276,528	2,559,163	4,589,480	13,694,928	13,975,000

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	36	36
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,429,874	(3)
Other Misc. Revenues				
Facilities Rentals	2,500	208	0	(208)
Interest Earnings	100	100	0	(100)
Total Revenues	1,432,477	1,430,185	1,429,910	(275)
Expenditures				
Legislative				
Supervisor Fees	10,000	833	800	33
Total Legislative	10,000	833	800	33
Financial & Administrative				
Accounting Services	22,000	1,833	1,833	0
Administrative Services	4,400	367	367	0
Arbitrage Rebate Calculation	1,200	100	0	100
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	0	0	0
Dissemination Agent	2,000	2,000	166	1,834
District Engineer	2,500	208	0	208
District Management	24,200	2,017	2,017	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,400	367	367	0
General Liability & Property Insurance	103,449	103,449	56,959	46,490
Legal Advertising	2,500	208	1,451	(1,243)
Office Supplies	500	42	0	42
Postage & Delivery	500	41	0	42
Room Rentals Expense	1,100	92	0	91
Trustees Fees	9,734	811	0	812
Website Hosting, Maintenance, Backup & E	2,400	2,400	3,325	(925)
Total Financial & Administrative	189,758	119,110	71,660	47,451
Legal Counsel				
District Counsel	20,000	1,667	1,000	666
Total Legal Counsel	20,000	1,667	1,000	666
Electric Utility Services				
Utility - Electricity	11,400	950	80	869
Utility - Street Lights	206,000	17,167	16,303	864
Utility Services	25,000	2,083	2,261	(177)
Total Electric Utility Services	242,400	20,200	18,644	1,556
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	1,131	1,273	(143)
Total Garbage/Solid Waste Control Ser-	13,570	1,131	1,273	(143)

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
vices				
Water-Sewer Combination Services				
Utility Services	15,000	1,250	2,611	(1,360)
Total Water-Sewer Combination Services	15,000	1,250	2,611	(1,360)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	1,985	0	1,985
Mitigation Area Monitoring & Maintenance	3,200	266	1,985	(1,719)
Water Quality Monitoring & Testing	2,904	242	0	242
Total Stormwater Control	29,924	2,493	1,985	508
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	1,120	1,120	0
Field Manager	15,600	1,300	0	1,300
Holiday Decorations	7,000	584	0	584
Irrigation Maintenance & Repair	10,000	833	241	592
Landscape Inspection Services	15,600	1,300	1,300	0
Landscape Maintenance	344,000	28,667	28,667	0
Landscape Replacement Plants, Shrubs, Tr	45,000	3,750	1,250	2,500
Maintenance & Repairs	35,000	2,916	16,193	(13,276)
Miscellaneous Contingency	20,000	1,667	0	1,666
Pressure Washing	10,000	833	0	834
Total Other Physical Environment	515,640	42,970	48,771	(5,800)
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	750	0	750
Amenity Management Service Contracts	208,553	17,380	12,152	5,227
Dues, Licenses & Fees	825	68	0	69
Furniture Repair & Replacement	5,000	417	0	416
Gate Phone	2,010	168	0	168
Internet/WiFi	6,180	515	325	190
Janitorial Service	15,000	1,250	705	545
Pest Control	3,390	282	280	2
Pool Repair & Maintenance	1,500	125	0	125
Pool Service Contract	34,800	2,900	3,623	(723)
Security Camera Maintenance	6,768	564	1,441	(877)
Security Services & Patrols	88,159	7,347	14,080	(6,734)
Total Parks & Recreation	381,185	31,766	32,606	(842)
Special Events				
Special Events	10,000	833	1,063	(229)
Total Special Events	10,000	833	1,063	(229)
Contingency				
Miscellaneous Contingency	5,000	417	425	(9)
Total Contingency	5,000	417	425	(9)
Total Expenditures	1,432,477	222,670	180,838	41,831

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Year To Date 10/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>1,207,515</u>	<u>1,249,072</u>	<u>41,556</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>365,553</u>	<u>365,554</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,207,515</u>	<u>1,614,625</u>	<u>407,110</u>

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Year To Date 10/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	329	329
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Other Misc. Revenues				
Interest Earnings	100	8	0	(9)
Total Revenues	<u>173,063</u>	<u>172,971</u>	<u>173,292</u>	<u>320</u>
Expenditures				
Contingency				
Bank Fees	800	66	0	67
Capital Outlay	273,288	22,774	0	22,774
Total Contingency	<u>274,088</u>	<u>22,840</u>	<u>0</u>	<u>22,841</u>
Total Expenditures	<u>274,088</u>	<u>22,840</u>	<u>0</u>	<u>22,841</u>
Total Excess of Revenues Over(Under) Ex-	<u>(101,025)</u>	<u>150,131</u>	<u>173,292</u>	<u>23,161</u>
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)	<u>101,025</u>	<u>101,025</u>	<u>0</u>	<u>(101,025)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>103,236</u>	<u>103,236</u>
Total Fund Balance, End of Period	<u>0</u>	<u>251,156</u>	<u>276,528</u>	<u>25,372</u>

753 Debt Service Fund 2015 A-1 **Cypress Creek of Hillsborough County Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Year To Date 10/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,864	2,864
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,519,971	0
Total Revenues	<u>1,519,971</u>	<u>1,519,971</u>	<u>1,522,835</u>	<u>2,864</u>
Expenditures				
Debt Service				
Interest	664,971	0	0	0
Principal	855,000	0	0	0
Total Debt Service	<u>1,519,971</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures	<u>1,519,971</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>1,519,971</u>	<u>1,522,835</u>	<u>2,864</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>915,773</u>	<u>915,774</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,519,971</u>	<u>2,438,608</u>	<u>918,638</u>

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	309	309
Special Assessments				
Tax Roll	21,393	21,393	21,394	0
Total Revenues	<u>21,393</u>	<u>21,393</u>	<u>21,703</u>	<u>309</u>
Expenditures				
Debt Service				
Interest	16,393	0	0	0
Principal	5,000	0	0	0
Total Debt Service	<u>21,393</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures	<u>21,393</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>21,393</u>	<u>21,703</u>	<u>309</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>98,852</u>	<u>98,852</u>
Total Fund Balance, End of Period	<u>0</u>	<u>21,393</u>	<u>120,555</u>	<u>99,161</u>

See Notes to Unaudited Financial Statements

Cypress Creek CDD

Investment Summary

October 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2025</u>
Valley National Bank	Governmental Checking	\$ 103,565
Total Reserve Fund Investments		\$ 103,565
US Bank Series 2015 A-1 Interest	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 574,956
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	340,000
US Bank Series 2015 A-1 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	3,682
US Bank Series 2017A Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	24,161
US Bank Series 2017A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	75,000
Total Debt Service Fund Investments		\$ 1,017,799

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

**Cypress Creek of Hillsborough County Community Development District
Summary A/R Ledger
1rom 10/01/2025 to 10/31/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
753, 178	753-001	753 General Fund	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	1,429,874.20
Sum for 753, 178							1,429,874.20
753, 179	753-005	753 Reserve Fund	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	172,963.00
Sum for 753, 179							172,963.00
753, 180	753-200	753 Debt Service Fund S2015 A-1	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	1,519,970.75
Sum for 753, 180							1,519,970.75
753, 181	753-201	753 Debt Service Fund S2017A	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	21,393.38
Sum for 753, 181							21,393.38
Sum for 753							3,144,201.33
Sum Total							3,144,201.33

See Notes to Unaudited Financial Statements

**Cypress Creek of Hillsborough County Community Development District
Summary A/P Ledger
From 10/01/2025 to 10/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753, 178					
753 General Fund	10/24/2025	Charter Communica- tions	2396186102425	11/25 7154 Trent Creek Dr. 11/25	150.00
753 General Fund	10/01/2025	Complete IT Corp	17897A	Access Control 10/25	811.49
753 General Fund	10/01/2025	Florida Fountains & Equipment, LLC	CL-1163	Pressure Washed Fountains, Nozzle screen and Light Fix- tures	175.00
753 General Fund	10/21/2025	Getz Outdoor Services	1285	Remove (2) Trees - Main Blvd. 10/25	900.00
753 General Fund	10/24/2025	Hillsborough County BOCC	BOCC Summary 4395900000 10/25	BOCC Summary 4395900000 10/25	2,487.31
753 General Fund	10/24/2025	Hillsborough County BOCC	6932917329 10/25	9770 Mulberry Marsh LN 10/25	123.00
753 General Fund	10/28/2025	Jason Hepburn	JH102825 ACH	Board of Supervisor Meeting 10/28/25	200.00
753 General Fund	10/28/2025	Joel Martin	JM102825 ACH	Board of Supervisor Meeting 10/28/25	200.00
753 General Fund	10/28/2025	Nancy Fauci	NF102825 ACH	Board of Supervisor Meeting 10/28/25	200.00
753 General Fund	10/07/2025	Poo Be Gone	1015	Monthly Service - Pet Waste 10/25	1,120.00
753 General Fund	08/26/2025	Reece Thomas	RT082625	Board of Supervisor Meeting 08/26/25	200.00
753 General Fund	10/28/2025	Robens Petit Homme	RPH102825 ACH	Board of Supervisor Meeting 10/28/25	200.00
753 General Fund	10/01/2025	SchoolStatus, LLC	INV-SS-4443	School Now CDD ADA-PDF 08/25	3,125.00
753 General Fund	10/17/2025	TECO	221006799029 09/25	10008 Merry Fawn CT. A - FINAL IN- VOICE 09/25	339.18
753 General Fund	10/27/2025	TECO	211003934828 10/25	19 19th Ave. NW - Streetlights 10/25	11,640.95
753 General Fund	10/24/2025	TECO	221009579147 10/25	Cypress Creek K Phase 3 - Streetlights 10/25	335.34
753 General Fund	10/27/2025	TECO	221007595426 10/25	J PH 1 & 2 - Street- lights 10/25	2,428.90
753 General Fund	10/01/2025	Times Publishing Company	103125-TB309979	Legal Ad Account #TB309979 -10/25	1,295.62
753 General Fund	10/27/2025	Waste Management Inc. of Florida	0198579-2206-6	Waste Disposal - 9770 Mulberry Marsh Ln. 11/25	310.50
Sum for 753, 178					26,242.29
Sum for 753					26,242.29
Sum Total					26,242.29

**Cypress Creek of Hillsborough County
Community Development District
Notes to Unaudited Financial Statements
October 31, 2025**

Balance Sheet

1. Trust statement activity has been recorded through 10/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice AR00002934 totaling \$63,261.01 were received in November 2025.
6. Debt Service Fund 200 – Payments for Invoice AR00002934 totaling \$59,990.42 were received in November 2025.
7. Debt Service Fund 201 – Payments for Invoice AR00002934 totaling \$844.36 were received in November 2025.

Tab 5

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures October 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$195,361.02**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Sentry	300066	S1TUZU5-8	Monthly Pool Service 10/25	\$ 3,623.18
Austin L Guynn	300047	092925 Guynn	Deposit Refund	\$ 300.00
Ballenger Landcare, LLC	300053	385	Water Use Readings 10/25	\$ 241.50
Complete IT Corp	300059	17956	Service Call - Camera (Southside Pool) 08/25	\$ 330.00
Complete IT Corp	300073	18055	Service Call - Door Lock (Orchids) 10/25	\$ 480.00
Complete IT Corp	300057	740D5A2B-0014	Phone Rental & Lines 09/25	\$ 130.68
Egis Insurance Advisors, LLC	300048	29538	Policy #100125583 10/01/25-10/01/26	\$ 56,959.00
Eli Premier Services, LLC	300074	INV0017	Amenity Cleaning 09/25	\$ 1,105.00
Eli Premier Services, LLC	300074	INV0032	Amenity Cleaning 10/25	\$ 1,105.00
Florida Department of Commerce	300065	92967	Special District Fee FY25/26	\$ 175.00
Florida Department of Revenue	20251016-1	58-8017106508-7 09/25	Quarterly Sales and Use Tax 09/25	\$ 24.91
Getz Outdoor Services	300058	1274	Landscape Maintenance 09/25	\$ 28,666.67
Getz Outdoor Services	300075	1281	Landscape Maintenance 10/25	\$ 28,666.67

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Getz Outdoor Services	300075	1283	Plant Replacement 10/25	\$ 350.00
Guest Well, Inc.	300060	100925 Guest Well	Install Submersible Pump - Irrigation 10/25	\$ 14,600.00
Hillsborough County BOCC	20251006-1	6932917329 09/25 ACH	9770 Mulberry Marsh LN 09/25	\$ 94.45
Hillsborough County BOCC	20251006-2	BOCC Summary 4395900000 09/25 ACH	BOCC Summary 4395900000 09/25	\$ 766.61
Jason Hepburn	20251003-4	JH092325	Board of Supervisor Meeting 09/23/25	\$ 200.00
Joel Martin	20251003-2	JM092325	Board of Supervisor Meeting 09/23/25	\$ 200.00
Lori Miller DBA Rare Bird	300061	0000614	Event 10/25	\$ 300.00
Massey Services, Inc.	20251020-1	67674296	Pest Control Services 7154 Trent Creek Dr 09/25	\$ 120.00
Massey Services, Inc.	20251029-1	67674297	Pest Control Services 10/25	\$ 120.00
Massey Services, Inc.	20251020-1	67674320	Pest Control Services 10202 CarpHolw Rd 09/25	\$ 100.00
Massey Services, Inc.	20251029-1	67674321	Pest Control Services 10/25	\$ 100.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Massey Services, Inc.	20251020-1	67674339	Pest Control Services 9770 Mulberry Marsh Ln 09/25	\$ 60.00
Massey Services, Inc.	20251029-1	67674340	Pest Control Services 10/25	\$ 60.00
Nancy Fauci	20251003-1	NF092325	Board of Supervisor Meeting 09/23/25	\$ 200.00
Owens Electric, Inc.	300049	36336408	Install Pump - Well 09/25	\$ 916.00
Owens Electric, Inc.	300056	36366001	Install Pump Control Panel - Well 10/25	\$ 916.00
Owens Electric, Inc.	300076	38103980	Service Call - Electrical Panel 10/25	\$ 676.50
Persson, Cohen & Mooney, P.A.	300067	6374	Legal Services 09/25	\$ 2,475.00
Rizzetta & Company, Inc.	300050	INV0000103535	Personnel Reimbursement 09/26/25	\$ 6,216.35
Rizzetta & Company, Inc.	300051	INV0000103639	District Management Services 10/25	\$ 6,250.01
Rizzetta & Company, Inc.	300052	INV0000103742	Assessment Roll FY25/26	\$ 5,000.00
Rizzetta & Company, Inc.	300064	INV0000103791	General Management & Oversight 10/25	\$ 5,932.68
Rizzetta & Company, Inc.	300071	INV0000103877	Out of Pocket Expense 10/25	\$ 680.03
Rizzetta & Company, Inc.	300072	INV0000104447	Personnel Reimbursement & Enumerate 10/24/25	\$ 5,789.44

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Robens Petit Homme	20251003-3	RH092325	Board of Supervisor Meeting 09/23/25	\$ 200.00
SafeTouch, LLC	300068	20770	Security Monitoring - Response System 10/25	\$ 150.00
Signal 88 Franchise Group, Inc.	300062	US_83618	Patrol Services 10/25	\$ 7,741.74
Solitude Lake Management, LLC	300069	PSI207921	Lake Maintenance 10/25	\$ 1,985.42
Spectrum	20251021-2	2454480100225 10/25 ACH	10202 Carp Hollow Road 10/25	\$ 150.00
Spectrum	20251021-2	2454498100225 10/25 ACH	9770 Mulberry Marsh Ln 10/25	\$ 150.00
TECO	20251028-2	TECO Summary 09/25 ACH-753	TECO Summary 09/25	\$ 4,357.80
The Observer Group, Inc.	300063	25-03068H	Legal Advertising 10/03/25	\$ 76.56
The Observer Group, Inc.	300070	25-03243H	Legal Advertising 10/24/25	\$ 78.75
Times Publishing Company	300054	45156	Legal Ad Account #TB309979 - 07/23/25	\$ 1,721.38

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Triple Heritage, LLC	300055	9077848	Mass Mailing 07/25	\$ 2,460.66
Valley National Bank	20251028-1	Valley CC ACH 09/25	Credit Card Expenses 09/25	\$ 1,084.91
Waste Management Inc. of Florida	20251021-1	0189877-2206-5	Waste Disposal - 7154 Trent Creek Dr. 10/25	\$ 962.62
Waste Management Inc. of Florida	20251021-1	0190504-2206-2	Waste Disposal - 9770 Mulberry Marsh Ln. 10/25	<u>\$ 310.50</u>
Total				<u><u>\$ 195,361.02</u></u>

Aqua Sentry

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



INVOICE

BILL TO

Cypress Creek
4350 Eagle Falls PI Tampa
FLA 33619 USA

INVOICE # S1TUZU5-8

DATE 10/01/2025

DUE DATE 10/31/2025

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Cypress Creek Community:Cypress Creek Community Cleaning and Maintenance of community pools. Switching to 3 days of the week Oct 1st.	1	3,495.00	3,495.00
Replaced Equipment New pile for pool as old one was broken.	1	128.18	128.18

BALANCE DUE

\$3,623.18

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

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

Check Request

Amount: \$300.00
Date: 09/29/2025
Payable to: Austin L Guynn
6806 Trent Creek Dr
Sun City Center, FL 33573
Description: Deposit refund

Requestor: Bernard Wercinski

Approved by Matt O'Nolan Date 9.30.25



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

Invoice 385

Date	PO#
10/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

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

Property Address
CYPRESS CREEK OF HILLSBOROUGH CDD TAMPA, FL 33619

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

Subtotal	\$241.50
Sales Tax	\$0.00
Total	\$241.50
Credits/Payments	(\$0.00)
Balance Due	\$241.50

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

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



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

Invoice # 17956
Invoice Date 10-03-25
Balance Due \$330.00

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

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



Invoice Ticket

Ticket Date	Thu 08-28-25 10:56 AM
Ticket #	12099
Subject	Southside Pool Camera Offline

Ticket Issue

Initial Issue	Southside pool camera has been offline for a few days. Looks like it went offline overnight during a storm.
Thu 08-28-25 10:56 AM	Rebooting the switch doesn't affect anything, and I am unable to connect to the camera via EEN VPN.
Mark Johnson	This is an old Avigilon camera, so keep that in mind when going into the diagnosis.

Ticket Comments

Date	Comment
Initial Issue	Southside pool camera has been offline for a few days. Looks like it went offline overnight during a storm.
Thu 08-28-25 10:56 AM	Rebooting the switch doesn't affect anything, and I am unable to connect to the camera via EEN VPN.
Mark Johnson	This is an old Avigilon camera, so keep that in mind when going into the diagnosis.

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



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

Invoice #	18055
Invoice Date	10-27-25
Balance Due	\$480.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 2-hours	\$165.00	2.0	\$330.00
Commerical Door Handset	Commercial door handset Storeroom lock Style	\$150.00	1.0	\$150.00

Subtotal	\$480.00
Tax	\$0.00
Invoice Total	\$480.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$480.00



Invoice Ticket

Ticket Date	Tue 10-21-25 09:29 AM
Ticket #	12249
Subject	Mens Restroom Not Closing Properly

Ticket Issue

Jennifer emailed the following:

"Putting in a service request for a door latch lock that is not operating properly at the Orchids Community in Cypress Creek.

The men's restroom door Brivo lock is not working properly."

"It beeps to unlock just fine, but the metal plate to allow the door to shut is not allowing the door to close and lock. I have to scan my brivo pass and hurry up and shut the door for it to catch (but residents arent doing that) It's remains open. "

We need to bring a replacement door handle just in case.

Initial Issue
Tue 10-21-25 09:29 AM
Mark Johnson

Ticket Comments

Date	Comment
Note Tue 10-21-25 12:04 PM Jacob Macy	Replaced door handle with Sacramento commercial door lever handle and is now working fine. Old door latch was getting stuck due to unknown reasons. Giving box with key and handle removal tool to Jennifer in her office. Images attached

Contact
Tue 10-21-25 10:01 AM
monolan@rizzetta.com

Hello,
Thank you for reaching out, I am out of the office attending meetings.

Matt O’Nolan
District Manager

813.533.2950 Ext.: 2928
monolan@rizzetta.com

rizzetta.com

[\(click to view image\)](#)

[\(click to view image\)](#) **Matt O'Nolan**
District Manager

Rizzetta & Company
813.533.2950
MONolan@rizzetta.com

[\(click to view image\)](#) [\(click to view image\)](#) [\(click to view image\)](#) [\(click to view image\)](#)

[\(click to view image\)](#)

ElectronicMail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (888) 208-5008 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.

Initial Issue
Tue 10-21-25 09:29
AM
Mark Johnson

Jennifer emailed the following:

"Putting in a service request for a door latch lock that is not operating properly at the Orchids Community in Cypress Creek.

The men's restroom door Brivo lock is not working properly."

"It beeps to unlock just fine, but the metal plate to allow the door to shut is not allowing the door to close and lock. I have to scan my brivo pass and hurry up and shut the door for it to catch (but residents aren't doing that) It's remains open. "

We need to bring a replacement door handle just in case.



INVOICE

Customer	Cypress Creek of Hillsborough Community Development District
Acct #	517
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 56,959.00
Payment Amount	
Payment for:	Invoice#29538
100125583	

Thank You

Please detach and return with payment



Customer: Cypress Creek of Hillsborough Community Development District

Invoice	Effective	Transaction	Description	Amount
29538	10/01/2025	Renew policy	Policy #100125583 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025 Property \$49,304.00 General \$4,267.00 POL \$3,388.00	56,959.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 56,959.00

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	accounting@egisadvisors.com	09/18/2025
Atlanta, GA 30374-8555		

Invoice



Invoice number 740D5A2B-0014
Date of issue October 1, 2025
Date due October 16, 2025

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

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

\$130.68 USD due October 16, 2025

[Pay online](#)

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

Description	Qty	Unit price	Amount
Product - Individual Phone Number	1	\$2.50	\$2.50
Product - Phone Lines	4	\$20.00	\$80.00
Product - T54W Phone Rental	1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX	1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE	1	\$2.21	\$2.21
Tax - FEDERAL NANPA FUND	1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND	1	\$20.61	\$20.61
Tax - FCC REGULATORY FEE	1	\$0.27	\$0.27
Subtotal			\$130.68
Total			\$130.68
Amount due			\$130.68 USD

ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8139270178
elipremierservices@gmail.com

INVOICE

INV0017

DATE

09/25/2025

DUE DATE

10/15/2025

BALANCE DUE

USD \$1,105.00

BILL TO

Cypress Creek of Hillsborough CDD c/o Rozzetta & co

3434 Colwell Ave Suite 200
Tampa FL 33614
VSmith@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$1,105.00	1	\$1,105.00

TOTAL

\$1,105.00

Payment Info

PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$1,105.00

BY CHECK

ĒLI PREMIER SERVICES LLC

September 2025 amenity cleaning service

**Please submit payment to the new address showing on invoice!

Thank you!

ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8139270178
elipremierservices@gmail.com

INVOICE

INV0032

DATE

10/26/2025

DUE DATE

11/01/2025

BALANCE DUE

USD \$1,105.00

BILL TO

Cypress Creek of Hillsborough CDD c/o Rozzetta & co

3434 Colwell Ave Suite 200
Tampa FL 33614
VSmith@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$1,105.00	1	\$1,105.00

TOTAL

\$1,105.00

Payment Info

PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$1,105.00

BY CHECK

ĒLI PREMIER SERVICES LLC

**Please submit payment to the new address showing on invoice!

Thank you!

FloridaCommerce, Special District Accountability Program
Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92967
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

**Cypress Creek of Hillsborough County Community
 Development District**
 Mr. Andrew H. Cohen
 Persson, Cohen & Mooney, P.A.
 6853 Energy Court
 Lakewood Ranch, Florida 34240



- 2. Telephone: 941-306-4730 Ext:
- 3. Fax:
- 4. Email: acohen@swflgovlaw.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.cypresscreekcdd.org
- 8. County(ies): Hillsborough
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 11/07/2005
- 11. Creation Document on File: 11/07/2005
- 12. Date Established: 10/14/2005
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance 05-14
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/8/25

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. **Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Instructions: Complete the following five steps by 11:59 p.m. on December 2, 2025:

STEP 1: Review the special district's profile on the invoice:

- Directly on the invoice, identify any needed changes by striking through the outdated or incorrect information and hand-writing the new or correct information.
- Complete any missing or unknown information.
- Provide any noted missing documents, such as the boundary map, creation document or amendments not referenced on the profile.

STEP 2: Certify accuracy and completeness by signing and dating where indicated.

STEP 3: Pay the state fee, or certify eligibility for the zero annual fee:

- STEP 3.a.: If paying the state fee:**
 - Pay with a Visa, MasterCard or electronic check by visiting the official state fee website listed below and following the instructions.
 - Write "Paid Online" on the invoice.
 - In the event of a hardship preventing online payment, visit the official state fee website listed below and see, "Instructions for Paying by Check".
- STEP 3.b.: If certifying eligibility for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code:**
 - Initial **both** statements.
 - For those special districts not required to file an Annual Financial Report covering Fiscal Year 2023 – 2024 (e.g., newly created special districts or housing authorities), provide an income statement verifying \$3,000 or less in revenues for the current fiscal year.

STEP 4: Make a copy of the completed invoice for your records.

STEP 5: Email the completed invoice and any other requested documents to SpecialDistricts@Commerce.fl.gov.

Official State Fee Website (process payment and download a duplicate invoice, previous memorandums and instructions, and FloridaCommerce's W-9 Form)

www.FloridaJobs.org/SpecialDistrictFee

Special District Accountability Program Contact

Jack Gaskins Jr.
850-717-8430
SpecialDistricts@Commerce.fl.gov



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Lakewood Ranch

October 8, 2025

Via email monolan@rizzetta

Mr. Matt O’Nolan
Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

RE: Cypress Creek of Hillsborough County Community Development District

Dear Matt,

Enclosed is the FY2025/2026 Special District Fee Invoice and Update Form from the Florida Department of Economic Opportunity for the above-referenced District, along with step-by-step instructions.

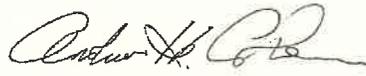
I have signed the form as Registered Agent. Per the instructions, payment may be made with credit card, ACH, or paper check. If the signed form is in order, please arrange for the form to be returned via email, as indicated. The deadline for payment of the \$175.00 fee is December 2, 2025.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with the first name "Andrew" being the most prominent.

Andrew H. Cohen
Signed Electronically

AHC/fmw
Enc.



State of Florida Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)
Sales Tax - [Click for Help](#) NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 58-8017106508-7

Confirmation Number: 251014877534

DR-15

Certificate Number	Collection Period	Confirm Date and Time
58-8017106508-7	07/2025 - 09/2025	10/14/2025 3:40:21 PM ET

Location Address

1060 MAITLAND CENTER COMMONS BLVD
STE 34
MAITLAND, FL 32751-7273

CYPRESS CREEK OF HILLSBOROUGH
COUNTY COM
3434 COLWELL AVE
TAMPA, FL 33614-8390

Contact Information	
Name	Bernard Wercinski
Phone	(813) 553 - 2950
Email	bwercinski@rizzetta.com

Debit Date:	10/16/2025
Amount for Check:	\$24.91
Bank Routing Number:	
Bank Account Number:	
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	CYPRESS CREEK OF HILLSBOROUGH COUNTY COM

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Bernard Wercinski
Phone Number:	813-553-2950
Email Address:	bwercinski@rizzetta.com

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 53.01	\$ 0.00	\$ 53.01	\$ 3.98
B. Taxable Purchases			\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 279.06	\$ 0.00	\$ 279.06	\$ 20.93
C(a). Less Sales Tax Scholarship Credits				\$ 0.00
D. Transient Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
		5. Total Amount of Tax Due		\$ 24.91
		6. Less Lawful Deductions		\$ 0.00
		7. Net Tax Due		\$ 24.91
		8. Less Est Tax Pd/DOR Cr Memo		\$ 0.00
		9. Plus Est. Tax Due Current Month		\$ 0.00
		10. Amount Due		\$ 24.91
You have chosen not to donate your collection allowance to education.		11. Less Collection Allowance		\$ 0.00
		12. Plus Penalty		\$ 0.00
		13. Plus Interest		\$ 0.00
		14. Amount Due with Return		\$ 24.91
		Payment you have authorized		24.91
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)			15(a). \$	0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)			15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)			15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)			15(d). \$	3.52
16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)			16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)			17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)			18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)			19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits			20. \$	0.00
21(a). Scholarship Funding Tax Credit			21(a). \$	0.00
21(b). Film and Entertainment Industry Credit			21(b). \$	0.00
21(c). Economic Energy Zone Credit			21(c). \$	0.00
21(d). Strong Families Tax Credit			21(d). \$	0.00
21(e). New Worlds Reading Initiative Tax Credit			21(e). \$	0.00
21(f). Child Care Tax Credits			21(f). \$	0.00
21. Other Authorized Credits			21. \$	0.00

INVOICE

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

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



Bill to
Cypress Creek Of Hillsborough County
CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 1274
Terms: Net 30
Invoice date: 09/15/2025
Due date: 10/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Landscape Maintenance Essential Services	September 2025 landscape maintenance essential services	1	\$28,666.67	\$28,666.67
					Total	\$28,666.67

INVOICE

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

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



Bill to

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

Invoice details

Invoice no.: 1281
Invoice date: 10/06/2025
Due date: 11/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Landscape Maintenance Essential Services	October 2025 landscape maintenance essential services	1	\$28,666.67	\$28,666.67

Total **\$28,666.67**

Ways to pay



[View and pay](#)

INVOICE

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

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



Bill to

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

Invoice details

Invoice no.: 1283
Invoice date: 10/06/2025
Due date: 11/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Evergreen removal/re plant	3 evergreens removed, re planted, 2 removed, 1 re planted, 1 disposed of.	1	\$350.00	\$350.00

Total \$350.00

Ways to pay



[View and pay](#)

FINAL INVOICE

GUEST WELL & PUMP SERVICES, INC.

10/9/2025

3112 49th Street, Sarasota, FL 34234
 (941)371-4311 fax: 941-866-1099

To:Cypress Creek CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614
Contact: Jenn Dunn
Phone:813-763-5321
Email:jdunn@rizzetta.com

FINAL INVOICE

Job Location
7154 Trent Creek Dr,
Sun City Center, FL 33573

5-HP Submersible pump installation					
1	5-hp 230v. 3-wire 3- phase motor (3 yrs. warranty)	ea	2650.00	2,650.00	
1	5-hp 90 gpm stainless steel sub. pump (3 yrs. warranty)	ea	2775.00	2,775.00	
1	5-hp frequency drive (3 yrs. warranty)	ea	4,950.00	4,950.00	
1	20 -gallon Pressure Tank (5 yrs warranty)	ea	450.00	450.00	
1	1- inch tank kit	ea	275.00	275.00	
100	12-3 Double jacket pump wire	ft	4.00	400.00	
100	2-inch kwikset drop pipe	ft	9.50	950.00	
1	4X2- inch well seal	ea	75.00	75.00	
1	2-inch selenoid valve	ea	225.00	225.00	
1	Misc. Parts	ea	350.00	350.00	
1	Labor install new pump and equipment.	ea	1,500.00	1,500.00	

Pump Estimate 14,600.00

Balance Due \$14,600.00



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD	6932917329	09/23/2025	10/14/2025

Service Address: 9770 MULBERRY MARSH LN

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54694433	08/20/2025	3841	09/19/2025	3857	1600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$4.83
Water Base Charge	\$20.91
Water Usage Charge	\$1.65
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$10.43

Summary of Account Charges

Previous Balance	\$99.92
Net Payments - Thank You	\$-99.92
Total Account Charges	\$94.45
AMOUNT DUE	\$94.45

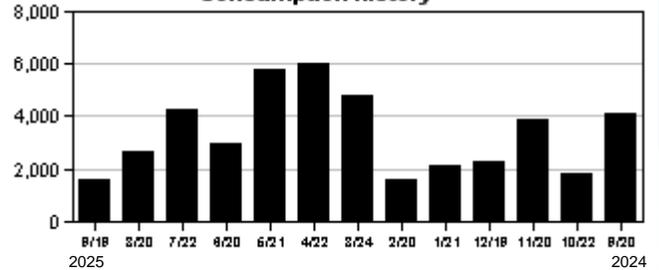
Important Message

This account has ACH payment method

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6932917329



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

2.377 0

DUE DATE	10/14/2025
Auto Pay Scheduled DO NOT PAY	



0069329173293 00000094458

Cypress Creek CDD
Meeting Date: 09-23-2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Jason Hepburn	✓
Nancy Fauci	✓
Reese Thomas	✓
Robens Petit Homme	✓
Joel Martin	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	7:00
Meeting End Time:	8:44
Total Meeting Time:	

Time Over _____ (3) Hours:	
------------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____





Hillsborough County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	09/23/2025	10/14/2025

Summary of Account Charges

Previous Balance	\$717.03
Net Payments - Thank You	\$-717.03
Total Account Charges	\$766.61
AMOUNT DUE	\$766.61

Important Message

This account has ACH payment method

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4395900000**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



CYPRESS CREEK OF HILLSBOROUGH CDD
4648 EAGLE FALLS PLACE
TAMPA FL 33619-9613

586 0

DUE DATE	10/14/2025
Auto Pay Scheduled DO NOT PAY	



0043959000001 00000766618



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	09/23/2025	10/14/2025

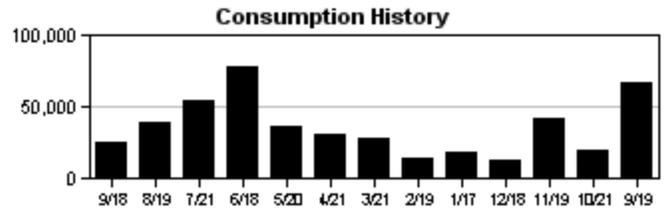
Service Address: 7154 TRENT CREEK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53609529	08/19/2025	54046	09/18/2025	54289	24300 GAL	ACTUAL	WATER
53609528	08/19/2025	17782	09/18/2025	17790	800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$75.80
Water Base Charge	\$118.31
Water Usage Charge	\$25.85
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$5.22
Total Service Address Charges	\$281.81



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	09/23/2025	10/14/2025

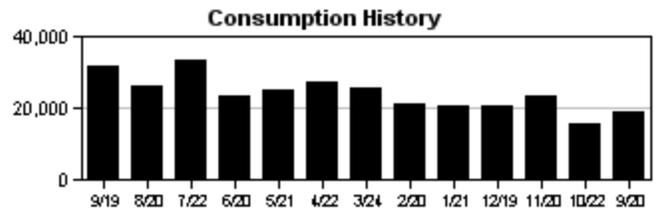
Service Address: 10202 CARP HOLLOW RD

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61040499	08/20/2025	27567	09/19/2025	27881	31400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$94.83
Water Base Charge	\$32.80
Water Usage Charge	\$65.65
Sewer Base Charge	\$80.76
Sewer Usage Charge	\$204.73
Total Service Address Charges	\$484.80





P.O. Box 547668 | Orlando, FL 32854-7668
 Customer Care: (407) 645-2500 | (888) 262-7739
 MasseyServices.com

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 WE WANT TO HEAR FROM YOU!
 CONTACT US AT: WeCare@MasseyServices.com OR
 1-888-2MASSEY (262-7739)**

TOTAL SATISFACTION IS OUR COMMITMENT

Invoice

67674296
 Dated: 09/25/2025

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

Item Description	Amount	Tax	Payments and Credits	Amount Due
Site Ref # 9483891				
Cypress Creek 7154 Trent Creek Dr Sun City Center, FL 33573				
Comm Pest Prevention	\$120.00	\$0.00	\$0.00	\$120.00

This statement reflects monies received as of 09/30/2025. If you have already sent your payment, please disregard. For the most current Status of your account, log onto www.masseyservices.com and click on "My Massey".

Please Remit: \$120.00



P.O. Box 547668 | Orlando, FL 32854-7668

If you have any questions regarding your statement, please call Customer Care at (407) 645-2500 | (888) 262-7739

Please Return This Portion With Payment To Ensure Proper Credit. Thank You.



Invoice Date	Account Key
09/25/2025	9483891
Billing Zip	Please Remit
33614	\$120.00

Amount Paid \$
Check #

DUE UPON RECEIPT

Massey Services, Inc.
 P.O. Box 547668
 Orlando FL 32854-7668

MAKE CHECKS PAYABLE TO "MASSEY SERVICES"
IF PAYING BY MASTERCARD, VISA, DISCOVER CARD, OR AMERICAN EXPRESS; FILL OUT BELOW

CHECK CARD USING FOR PAYMENT	
<input type="checkbox"/> MASTERCARD <input type="checkbox"/> VISA <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMERICAN EXPRESS	
CARD NUMBER	AMOUNT
STREET ADDRESS	
SIGNATURE	EXP. DATE

***Please Complete Reverse Side for Credit Card AutoPay, Name or Billing Address Change, and Comments.**



Invoice #0000614

Issue Date: Oct 8, 2025
Due Date: Oct 19, 2025

Rare Bird Art Studio
11401 Flora Springs Drive
Riverview, Florida 33579-2412
United States
lori@rarebirdart.studio
Phone: 813-586-4246

Bill to:
Jennifer Dunn Cypress Creek
Cypress Creek CDD
3434 Colwell Ave
Suite 200
Tampa, Florida 33164
United States

Additional Customer Info:
manager@cypresscreekcdd.com

Face Painting Event 10/18 3 pm - 6 pm

Product or Service	Quantity	Price	Line Total
Face Painting \$350 for up to 40 faces	1	\$350.00	\$350.00
Discount	1	-\$50.00	-\$50.00
Subtotal			\$300.00
Taxes			\$0.00
Invoice Total			\$300.00
Amount Paid			\$0.00
Balance Due			\$300.00

EXPECT MORE ... AND GET IT!
QUESTIONS OR COMMENTS - CALL CUSTOMER CARE
1-888-2-MASSEY
(262-7739)
MASSEYSERVICES.COM
WeCARE@MASSEYSERVICES.COM

CREDIT CARD AUTOPAY AUTHORIZATION:

By signing below I authorize Massey Services, Inc. to charge my credit card whenever a Pest and/or GreenUP service is performed. This authorization will remain in full force until revoked by me in writing to Massey Services. I further understand Massey Services reserves the right to terminate this payment plan or my participation therein. If I change any credit card information, I will notify Massey Services immediately. Please note: the monthly debit may appear under the name of Massey, PrevenTech, or GreenUP on my credit card statement.

SIGNATURE

DATE

Please complete this section for name or billing address change.

Name: _____

Address: _____

City, State, Zip: _____

Telephone No.: (____) _____

Email Address: _____

Comments: _____



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

Invoice #: 67674297
Account #: 9483891
Dated: Oct 24, 2025

Purchase Order

Description	Amount	Discount	Tax	Adjustment	Total
Comm Pest Prevention	\$120.00	(\$0.00)	\$0.00	\$0.00	\$120.00
Invoice Total:					\$120.00



P.O. Box 547668 | Orlando, FL 32854-7668
 Customer Care: (407) 645-2500 | (888) 262-7739
 MasseyServices.com

**GOT A PROBLEM, CONCERN OR SUGGESTION?
 WE WANT TO HEAR FROM YOU!
 CONTACT US AT: WeCare@MasseyServices.com OR
 1-888-2MASSEY (262-7739)**

TOTAL SATISFACTION IS OUR COMMITMENT

Invoice

67674320
 Dated: 09/24/2025

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

Item Description	Amount	Tax	Payments and Credits	Amount Due
Site Ref # 9483891_1				
Orchids at Cypress Creek 10202 Carp Holw Rd Sun City Center, FL 33573				
Comm Pest Prevention	\$100.00	\$0.00	\$0.00	\$100.00

This statement reflects monies received as of 09/30/2025. If you have already sent your payment, please disregard. For the most current Status of your account, log onto www.masseyservices.com and click on "My Massey".

Please Remit: \$100.00



P.O. Box 547668 | Orlando, FL 32854-7668

If you have any questions regarding your statement, please call Customer Care at (407) 645-2500 | (888) 262-7739

Please Return This Portion With Payment To Ensure Proper Credit. Thank You.

Invoice Date	Account Key
09/24/2025	9483891
Billing Zip	Please Remit
33614	\$100.00

DUE UPON RECEIPT



Amount Paid \$
Check #

Massey Services, Inc.
 P.O. Box 547668
 Orlando FL 32854-7668

MAKE CHECKS PAYABLE TO "MASSEY SERVICES"
IF PAYING BY MASTERCARD, VISA, DISCOVER CARD, OR AMERICAN EXPRESS; FILL OUT BELOW

CHECK CARD USING FOR PAYMENT	
<input type="checkbox"/> MASTERCARD <input type="checkbox"/> VISA <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMERICAN EXPRESS	
CARD NUMBER	AMOUNT
STREET ADDRESS	
SIGNATURE	EXP. DATE

***Please Complete Reverse Side for Credit Card AutoPay, Name or Billing Address Change, and Comments.**

EXPECT MORE ... AND GET IT!
QUESTIONS OR COMMENTS - CALL CUSTOMER CARE
1-888-2-MASSEY
(262-7739)
MASSEYSERVICES.COM
WeCare@MasseyServices.com

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SIGNATURE

DATE

Please complete this section for name or billing address change.

Name: _____

Address: _____

City, State, Zip: _____

Telephone No.: (____) _____

Email Address: _____

Comments: _____



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

Invoice #: 67674321
Account #: 9483891
Dated: Oct 24, 2025

Purchase Order

Description	Amount	Discount	Tax	Adjustment	Total
Comm Pest Prevention	\$100.00	(\$0.00)	\$0.00	\$0.00	\$100.00
Invoice Total:					\$100.00



P.O. Box 547668 | Orlando, FL 32854-7668
 Customer Care: (407) 645-2500 | (888) 262-7739
 MasseyServices.com

**GOT A PROBLEM, CONCERN OR SUGGESTION?
 WE WANT TO HEAR FROM YOU!
 CONTACT US AT: WeCare@MasseyServices.com OR
 1-888-2MASSEY (262-7739)**

TOTAL SATISFACTION IS OUR COMMITMENT

Invoice

67674339
 Dated: 09/24/2025

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

Item Description	Amount	Tax	Payments and Credits	Amount Due
Site Ref # 9483891_2				
The Maples at Cypress Creek 9770 Mulberry Marsh Ln Sun City Center, FL 33573				
Comm Pest Prevention	\$60.00	\$0.00	\$0.00	\$60.00

This statement reflects monies received as of 09/30/2025. If you have already sent your payment, please disregard. For the most current Status of your account, log onto www.masseyservices.com and click on "My Massey".

Please Remit: \$60.00



P.O. Box 547668 | Orlando, FL 32854-7668

If you have any questions regarding your statement, please call Customer Care at (407) 645-2500 | (888) 262-7739

Please Return This Portion With Payment To Ensure Proper Credit. Thank You.

Invoice Date	Account Key
09/24/2025	9483891
Billing Zip	Please Remit
33614	\$60.00

DUE UPON RECEIPT



Amount Paid \$
Check #

Massey Services, Inc.
 P.O. Box 547668
 Orlando FL 32854-7668

MAKE CHECKS PAYABLE TO "MASSEY SERVICES"
IF PAYING BY MASTERCARD, VISA, DISCOVER CARD, OR AMERICAN EXPRESS; FILL OUT BELOW

CHECK CARD USING FOR PAYMENT	
<input type="checkbox"/> MASTERCARD <input type="checkbox"/> VISA <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMERICAN EXPRESS	
CARD NUMBER	AMOUNT
STREET ADDRESS	
SIGNATURE	EXP. DATE

***Please Complete Reverse Side for Credit Card AutoPay, Name or Billing Address Change, and Comments.**

EXPECT MORE ... AND GET IT!
QUESTIONS OR COMMENTS - CALL CUSTOMER CARE
1-888-2-MASSEY
(262-7739)
MASSEYSERVICES.COM
WeCare@MasseyServices.com

CREDIT CARD AUTOPAY AUTHORIZATION:

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SIGNATURE

DATE

Please complete this section for name or billing address change.

Name: _____

Address: _____

City, State, Zip: _____

Telephone No.: (____) _____

Email Address: _____

Comments: _____



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

Invoice #: 67674340
Account #: 9483891
Dated: Oct 24, 2025

Purchase Order

Description	Amount	Discount	Tax	Adjustment	Total
Comm Pest Prevention	\$60.00	(\$0.00)	\$0.00	\$0.00	\$60.00
Invoice Total:					\$60.00



Owens Electric, Inc.
 2242 Industrial Blvd
 Sarasota, Florida 34234
 (941) 355-0035
 Service@Owens-Electric.com
 EC13002293 & EC13009131

Invoice 36336408
 Invoice Date 9/23/2025
 Payment Term Due Upon Receipt
 Due Date 9/23/2025

Billing Address

Cypress Creek CDD
 3434 Colwell Avenue #UNIT 200
 Tampa, FL 33614 USA

Job Address

Cypress Creek Community
 7154 Trent Creek Drive
 Sun City Center, FL 33573 USA

Description of work

Disconnect the power and remove (1) damaged pump control panel. Install (1) new Pump Control Panel single phase, 230-v, 5 hp. Make all necessary connections and test for proper operation.

Note: This estimate does not include submersible well pump replacement is it is damaged.

Total Proposal: \$1,832.00.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Approval: \$916.00.
 50% Upon Completion: \$916.00.

Service #	Description	Quantity	Your Price	Total
DEP	Project Deposit	1.00	\$916.00	\$916.00

Sub-Total	\$916.00
Tax	\$0.00
Total	\$916.00
Payment	\$0.00
Balance Due	\$916.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

I find and agree that all work performed by Owens Electric, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



Owens Electric, Inc.
 2242 Industrial Blvd
 Sarasota, Florida 34234
 (941) 355-0035
 Service@Owens-Electric.com
 EC13002293 & EC13009131

Invoice 36366001
 Invoice Date 10/2/2025
 Completed Date 10/2/2025
 Payment Term Due Upon Receipt
 Due Date 10/2/2025

Billing Address

Cypress Creek CDD
 3434 Colwell Avenue #UNIT 200
 Tampa, FL 33614 USA

Job Address

Cypress Creek Community
 7154 Trent Creek Drive
 Sun City Center, FL 33573 USA

Description of work

Disconnect the power and remove (1) damaged pump control panel. Install (1) new Pump Control Panel single phase, 230-v, 5 hp. Make all necessary connections and test for proper operation.

Note: This estimate does not include submersible well pump replacement is it is damaged.

Total Proposal: \$1,832.00.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Approval: \$916.00.
 50% Upon Completion: \$916.00.

Service #	Description	Quantity	Your Price	Total
FINAL	Project Final Invoice	1.00	\$916.00	\$916.00

Sub-Total	\$916.00
Tax	\$0.00
Total	\$916.00
Payment	\$0.00
Balance Due	\$916.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



Owens Electric, Inc.
 2242 Industrial Blvd
 Sarasota, Florida 34234
 (941) 355-0035
 Service@Owens-Electric.com
 EC13002293 & EC13009131

Invoice 38103980
 Invoice Date 10/27/2025
 Completed Date 10/27/2025
 Payment Term Due Upon Receipt
 Due Date 10/27/2025

Billing Address

Cypress Creek CDD
 3434 Colwell Avenue #UNIT 200
 Tampa, FL 33614 USA

Job Address

Cypress Creek Community
 7154 Trent Creek Drive
 Sun City Center, FL 33573 USA

Description of work

Troubleshoot the sub panel feed issue after we were finally able to get into the sub panel because of the severe damage to the exterior of the enclosure. At the main panel the two pole 45-amp cutler hammer BR style breaker had the appropriate 120-volt power. At the sub panel approximately 550 ft away, line one only had a voltage reading of 114 volts to ground. Line 2 had 122.8 volts. We used the wire tracer it appears to be a continuous piped in run without any junction box. However, we can't seem to get the wires to budge.
 Gathered information for a proposal. Proposal to be sent separately.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	3.50	\$165.00	\$577.50

Sub-Total \$676.50
Tax \$0.00
Total \$676.50
Payment \$0.00
Balance Due \$676.50

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 6374
Date: 10/01/2025
Due On: 11/01/2025

Cypress Creek Community Development District
monolan@rizzetta.com
cddinvoice@rizzetta.com
4648 Eagle Falls Place
Tampa, Florida 33619

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,475.00) - (\$0.00) = \$2,475.00

CypressCreek

District Attorney Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	09/16/2025	Initial review of agenda package for 9/23 CDD meeting.	0.25	\$330.00	\$82.50
Service	AHC	09/21/2025	Continued review of agenda package and prepare for 9/23 CDD meeting.	0.75	\$330.00	\$247.50
Service	AHC	09/22/2025	Tele-conv. with District Manager re: parking/towing issue and additional pending items for 9/23 CDD meeting. Continued review and preparation for 9/23 meeting.	0.75	\$330.00	\$247.50
Service	AHC	09/23/2025	Final preparation for CDD meeting and attend meeting virtually.	2.00	\$330.00	\$660.00
Service	AHC	09/24/2025	Exchange e-mails with Chair and follow-up on action items from 9/23 CDD meeting. Review correspondence re: Water Use Permit. Prepare for and attend Teams meeting with Engineer, management and Getz to discuss Permit. Follow-up e-mail to Ballinger re: meter readings.	1.50	\$330.00	\$495.00
Service	AHC	09/25/2025	Exchange e-mails re: environmental monitoring area.	0.25	\$330.00	\$82.50

Service	DPL	09/29/2025	Draft pet waste contract.	1.00	\$330.00	\$330.00
Service	AHC	09/29/2025	Review updated dog waste proposal and review historical contract documents.	0.50	\$330.00	\$165.00
Service	AHC	09/30/2025	Review dog waste removal contract prepared by associate counsel. Revise contract and e-mail to District Manager (with copy to Chair) for review/comment and coordination of execution.	0.50	\$330.00	\$165.00

Subtotal **\$2,475.00**

Total **\$2,475.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6374	11/01/2025	\$2,475.00	\$0.00	\$2,475.00
Outstanding Balance				\$2,475.00
Total Amount Outstanding				\$2,475.00

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

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

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

Invoice

Date	Invoice #
9/26/2025	INV0000103535

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,216.35	\$6,216.35
Subtotal			\$6,216.35
Total			\$6,216.35

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

Invoice

Date	Invoice #
10/2/2025	INV0000103639

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,833.33	\$1,833.33
Administrative Services	1.00	\$366.67	\$366.67
Annual Dissemination Services	1.00	\$166.67	\$166.67
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections Services	1.00	\$366.67	\$366.67
Landscape Consulting Services	1.00	\$1,300.00	\$1,300.00
Management Services	1.00	\$2,016.67	\$2,016.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$6,250.01
		Total	\$6,250.01

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

Invoice

Date	Invoice #
10/3/2025	INV0000103742

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,000.00	\$5,000.00
Subtotal			\$5,000.00
Total			\$5,000.00

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

Invoice

Date	Invoice #
10/10/2025	INV0000103791

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,250.00	\$1,250.00
Personnel Reimbursement	1.00	\$4,682.68	\$4,682.68
Subtotal			\$5,932.68
Total			\$5,932.68

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

Invoice

Date	Invoice #
10/1/2025	INV0000103877

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
EE RECRUITING	111.15	\$1.00	\$111.15
Enumerate (Community App)	403.80	\$1.00	\$403.80
Office Supplies	75.18	\$1.00	\$75.18
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	39.90	\$1.00	\$39.90
Subtotal			\$680.03
Total			\$680.03

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

Invoice

Date	Invoice #
10/24/2025	INV0000104447

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$5,539.44	\$5,539.44
Enumerate (Community App) Start Up Fee	1.00	\$250.00	\$250.00
Subtotal			\$5,789.44
Total			\$5,789.44



Invoice

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

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

Installation Address
Cypress Creek CDD 15592 Cypress Creek Blvd Ruskin, FL 33573

P.O. No.	Date	Invoice #	Due Date	Acct #
	10/01/2025	20770	10/31/2025	VID0217/218/219

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

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

Securiteam is now a part of Safetouch!



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

Signal 88, LLC

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

BILL TO

Cypress Creek of Hillsborough CDD

7154 Trent Creek Dr
Ruskin, FL 33573

INVOICE

Invoice Number: US_83618
Invoice Date: 2025-10-01
Due Date: 2025-10-16
Terms: NET15
Customer ID: 94644
Customer PO:

Amount Due: \$7,741.74
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
2025-10-01-2025-10-31	Roving Patrol Tours - Cypress Patrol : Service Location: Cypress Creek of Hillsborough CDD	155	\$34.50	\$5,347.50
2025-10-01-2025-10-31	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	64	\$37.41	\$2,394.24

Subtotal	\$7,741.74
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$7,741.74

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you with peace of mind.



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI207921
 Invoice Date: 10/1/2025

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

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

Ship Via
 Ship Date 10/1/2025
 Due Date 10/31/2025
 Terms Net 30

Customer ID 7501
 P.O. Number
 P.O. Date 10/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2025 - 10/31/2025 Cypress Creek/Hils Ctycdd-Lake-ALL		1	1	1,985.42	1,985.42

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,985.42

Subtotal: 1,985.42
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 1,985.42

October 2, 2025
Invoice Number: 2454480100225
Account Number: **8337 12 028 2454480**

Auto Pay Notice

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

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

Summary *Service from 10/02/25 through 11/01/25
details on following pages*

Previous Balance	150.00
Payments Received -Thank You!	-130.00
Adjustments	-20.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
<i>YOUR AUTO PAY WILL BE PROCESSED 10/19/25</i>	
Total Due by Auto Pay	\$150.00

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** today.



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 10032025 NNNNNNNN 01 995707

CYPRESS CREEK OF HILLSBOROUGH
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

October 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480100225
Account Number: 8337 12 028 2454480
Service At: 10202 CARP HOLLOW RD
SUN CITY CENTER FL 33573-6780

Total Due by Auto Pay **\$150.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2454480100225
 Account Number: 8337 12 028 2454480

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

8633 2390 DY RP 02 10032025 NNNNNNNN 01 995707

Charge Details

Previous Balance		150.00
EFT Payment	09/19	-130.00

Payments received after 10/02/25 will appear on your next bill.

Adjustments

Verf Bill Adjus - Adjustment	09/14	-20.00
Adjustments Total		-\$20.00

Remaining Balance \$0.00

Service from 10/02/25 through 11/01/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$110.00

Spectrum Business™ Internet Total \$110.00

Spectrum Business™ Voice

Phone number (813) 213-9899

Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$150.00
Total Due by Auto Pay \$150.00

Billing Information



Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



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





CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480100225
Account Number: 8337 12 028 2454480

Contact Us

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

8633 2390 DY RP 02 10032025 NNNNNNNN 01 995707

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
E911 Fee \$0.40, Federal USF \$2.44, Florida CST \$4.25, Sales Tax \$0.04, TRS Surcharge \$0.08.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number:
Account Number::

CYPRESS CREEK OF HILLSBOROUGH
2454480100225
8337 12 028 2454480

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 02 10032025 NNNNNNNN 01 995707



Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

Business TV Stream

\$40 per month
for one year

- 90+ HD channels of news and top entertainment
- Ideal for businesses that don't need local channels
- No cable box required

OR

Business TV

\$40 per month
for one year

- 45+ HD channels, including CBS, ABC, NBC, ESPNNews and more
- Customize your lineup with add-on packages
- Use a cable box or stream on the Spectrum TV App

Switch now, risk-free | Call 1-855-281-1805

Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **BUSINESS TV STREAM:** Offer requires bundled purchase of Business TV Stream with Business Internet. Additional taxes/fees may apply. Spectrum TV App required. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Channel availability based on level of service and not all channels available in all markets or locations. **BUSINESS TV:** Offer requires bundled purchase of Business TV service with Business Internet. Taxes, fees and surcharges (bdcst surcharge up to \$28.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

October 2, 2025
Invoice Number: 2454498100225
Account Number: **8337 12 028 2454498**

Auto Pay Notice

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

NEWS AND INFORMATION

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

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



Summary *Service from 10/02/25 through 11/01/25 details on following pages*

Previous Balance	150.00
Payments Received -Thank You!	-130.00
Adjustments	-20.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
<i>YOUR AUTO PAY WILL BE PROCESSED 10/19/25</i>	
Total Due by Auto Pay	\$150.00

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 10032025 NNNNNNNN 01 995706

CYPRESS CREEK OF HILLSBOROUGH
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

October 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454498100225
Account Number: 8337 12 028 2454498
Service At: 9770 MULBERRY MARSH LN
RUSKIN FL 33573-0227

Total Due by Auto Pay \$150.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2454498100225
 Account Number: 8337 12 028 2454498

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

8633 2390 DY RP 02 10032025 NNNNNNNN 01 995706

Charge Details

Previous Balance		150.00
EFT Payment	09/19	-130.00

Payments received after 10/02/25 will appear on your next bill.

Adjustments

Verf Bill Adjus - Adjustment	09/14	-20.00
Adjustments Total		-\$20.00

Remaining Balance \$0.00

Service from 10/02/25 through 11/01/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$110.00

Spectrum Business™ Internet Total \$110.00

Spectrum Business™ Voice

Phone number (813) 213-9903

Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$150.00
Total Due by Auto Pay \$150.00

Billing Information



Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



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





CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454498100225
Account Number: 8337 12 028 2454498

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 02 10032025 NNNNNNNN 01 995706

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
E911 Fee \$0.40, Federal USF \$2.44, Florida CST \$4.25, Sales Tax \$0.04, TRS Surcharge \$0.08.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



October 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number:
Account Number::

2454498100225
8337 12 028 2454498



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 02 10032025 NNNNNNNN 01 995706



Cypress Creek CDD
TECO Summary

TECO Summary 09/25

Service Dates: 08/30/25-09/30/25

Account Number	Invoice Date	Due Date	Amount	Location	GL Account
211003933580	10/6/2025	10/27/2025	\$ 98.51	15592 Cypress Creek Blvd.	4301
211003933838	10/6/2025	10/27/2025	\$ 22.38	15491 Cypress Creek Blvd.	4309
211003934034	10/6/2025	10/27/2025	\$ 28.45	15441 Cypress Creek Blvd.	4309
211003934265	10/6/2025	10/27/2025	\$ 156.15	7152 Trent Creek Dr. Pump	4301
211003934406	10/6/2025	10/27/2025	\$ 783.62	7154 Trent Creek Dr.	4301
211003934620	10/6/2025	10/27/2025	\$ 1,902.83	10116 Geese Trail Cr.	4307
221001581182	10/6/2025	10/27/2025	\$ 32.49	4470 NE 19 Ave.	4301
221003904697	10/6/2025	10/27/2025	\$ 461.28	10202 Carp Hollow Rd.	4301
221007372990	10/6/2025	10/27/2025	\$ 749.18	9770 Mulberry Marsh Ln.	4301
221007730122	10/6/2025	10/27/2025	\$ 122.91	15536 Wicked Strong St.	4301
221009578578	10/6/2025	10/27/2025	\$ -	10008 Merry Fawn Ct.	4301

TOTAL

\$ 4,357.80

53100	4301	\$2,404.14	Utility
53100	4307	\$1,902.83	Street Lighting
53100	4309	\$50.83	Electricity
		<u>\$4,357.80</u>	



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

Statement Date: October 06, 2025

Amount Due:	\$98.51
Due Date: October 27, 2025	
Account #: 211003933580	

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$114.28
Payment(s) Received Since Last Statement	-\$114.28
Current Month's Charges	\$98.51
Amount Due by October 27, 2025	\$98.51

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

Your Energy Insight

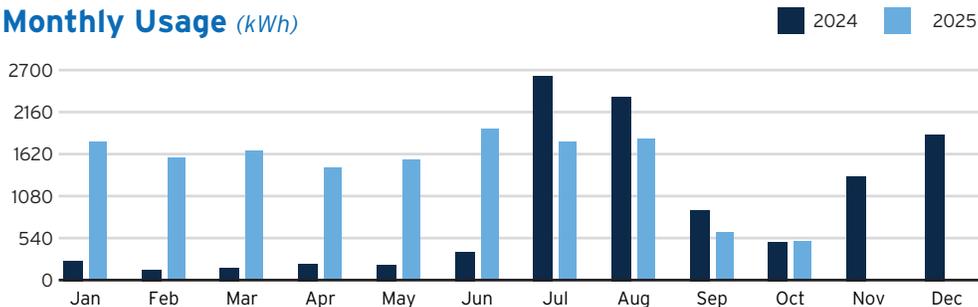
Your average daily kWh used was **6.67% higher** than the same period last year.

Your average daily kWh used was **23.81% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at



TampaElectric.com/Scam.



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

Account #: 211003933580
Due Date: October 27, 2025

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

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

Amount Due:	\$98.51
Payment Amount:	\$ _____

626693167324

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK COMMUNITY
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



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

Account #: 211003933580
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Meter Location: Irrigation

Service Period: Aug 30, 2025 - Sep 30, 2025

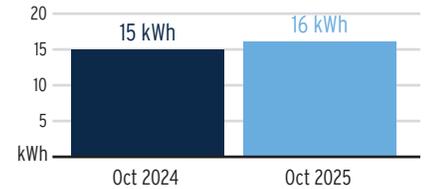
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496669	09/30/2025	40,347		39,846		501 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	501 kWh @ \$0.08641/kWh	\$43.29
Fuel Charge	501 kWh @ \$0.03391/kWh	\$16.99
Storm Protection Charge	501 kWh @ \$0.00577/kWh	\$2.89
Clean Energy Transition Mechanism	501 kWh @ \$0.00418/kWh	\$2.09
Storm Surcharge	501 kWh @ \$0.02121/kWh	\$10.63
Florida Gross Receipt Tax		\$2.46
Electric Service Cost		\$98.51

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$98.51

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- Mail A Check**
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: October 06, 2025

Amount Due:	\$22.38
Due Date: October 27, 2025	
Account #: 211003933838	

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$20.14
Payment(s) Received Since Last Statement	-\$20.14
Current Month's Charges	\$22.38
Amount Due by October 27, 2025	\$22.38

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

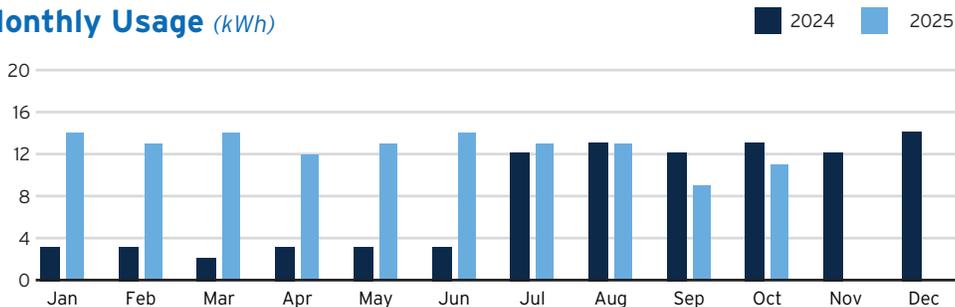
Your Energy Insight

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

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

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TampaElectric.com/Scam.



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

Account #: 211003933838
Due Date: October 27, 2025

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

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

Amount Due:	\$22.38
Payment Amount:	\$ _____

626693167325

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK COMMUNITY
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



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

Account #: 211003933838
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Meter Location: Irrigation

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496670	09/30/2025	26,018		26,007		11 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	11 kWh @ \$0.08641/kWh	\$0.95
Fuel Charge	11 kWh @ \$0.03391/kWh	\$0.37
Storm Protection Charge	11 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.38

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$22.38

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

Ways To Pay Your Bill

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- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Statement Date: October 06, 2025

Amount Due:	\$28.45
Due Date: October 27, 2025	
Account #: 211003934034	

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$30.55
Payment(s) Received Since Last Statement	-\$30.55
Current Month's Charges	\$28.45
Amount Due by October 27, 2025	\$28.45

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

Your Energy Insight

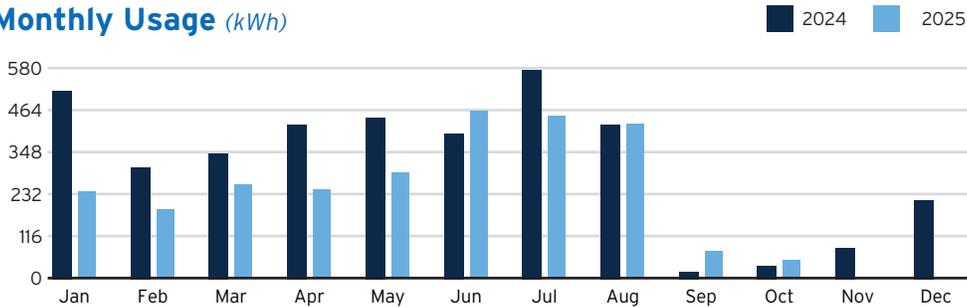
Your average daily kWh used was **122.22% higher** than the same period last year.

Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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TampaElectric.com/Scam.



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

Account #: 211003934034
Due Date: October 27, 2025

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

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

Amount Due:	\$28.45
Payment Amount:	\$ _____

626693167326

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK COMMUNITY
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



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

Account #: 211003934034
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Meter Location: Irrigation

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496672	09/30/2025	34,434		34,384		50 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	50 kWh @ \$0.08641/kWh		\$4.32
Fuel Charge	50 kWh @ \$0.03391/kWh		\$1.70
Storm Protection Charge	50 kWh @ \$0.00577/kWh		\$0.29
Clean Energy Transition Mechanism	50 kWh @ \$0.00418/kWh		\$0.21
Storm Surcharge	50 kWh @ \$0.02121/kWh		\$1.06
Florida Gross Receipt Tax			\$0.71
Electric Service Cost			\$28.45

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$28.45

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

Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK OF HILLSBO
 7152 TRENT CREEK DR PMP
 RUSKIN, FL 33573-0000

Statement Date: October 06, 2025

Amount Due:	\$156.15
Due Date:	October 27, 2025
Account #:	211003934265

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$130.75
Payment(s) Received Since Last Statement	-\$130.75
Current Month's Charges	\$156.15
Amount Due by October 27, 2025	\$156.15

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

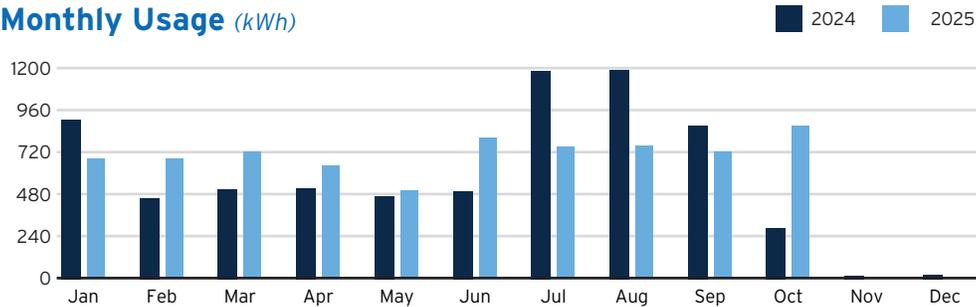
Your Energy Insight

- Your average daily kWh used was **200% higher** than the same period last year.
- Your average daily kWh used was **8% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

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

Account #: 211003934265
Due Date: October 27, 2025

Amount Due:	\$156.15
Payment Amount:	\$ _____

626693167327

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK OF HILLSBO
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



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

Account #: 211003934265
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

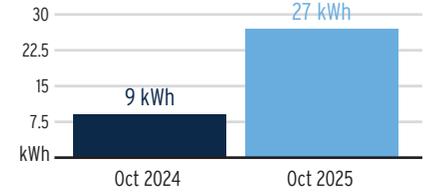
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000595500	09/30/2025	46,621		45,749		872 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	872 kWh @ \$0.08641/kWh		\$75.35
Fuel Charge	872 kWh @ \$0.03391/kWh		\$29.57
Storm Protection Charge	872 kWh @ \$0.00577/kWh		\$5.03
Clean Energy Transition Mechanism	872 kWh @ \$0.00418/kWh		\$3.64
Storm Surcharge	872 kWh @ \$0.02121/kWh		\$18.50
Florida Gross Receipt Tax			\$3.90
Electric Service Cost			\$156.15

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$156.15

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

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

Statement Date: October 06, 2025

Amount Due:	\$783.62
Due Date:	October 27, 2025
Account #:	211003934406

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$768.08
Payment(s) Received Since Last Statement	-\$768.08
Current Month's Charges	\$783.62
Amount Due by October 27, 2025	\$783.62

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

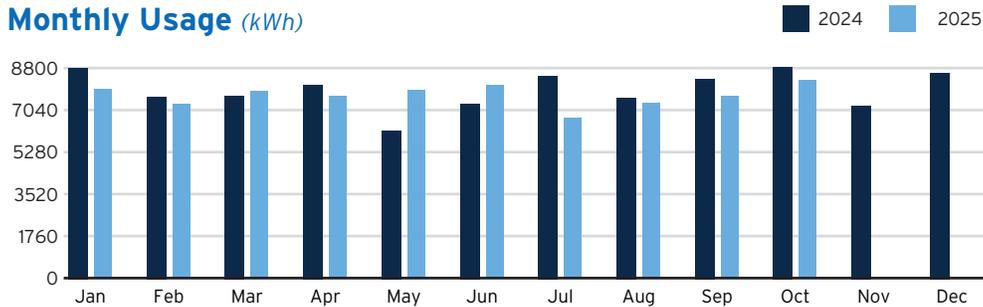
Your Energy Insight

- Your average daily kWh used was **5.82% lower** than the same period last year.
- Your peak billing demand was **13.33% lower** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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

DON'T BE FOOLED!

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

Account #: 211003934406
Due Date: October 27, 2025

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

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

Amount Due:	\$783.62
Payment Amount:	\$ _____

626693167328

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK OF HILLSBO; C/O DPF
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
7154 TRENT CREEK DR
RUSKIN, FL 33573-0000

Account #: 211003934406
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service Demand - Standard

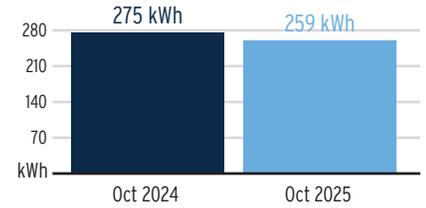
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851617	09/30/2025	93,098		84,797		8,301 kWh	1	32 Days
1000851617	09/30/2025	13.22		0		13.22 kW	1	32 Days

Charge Details

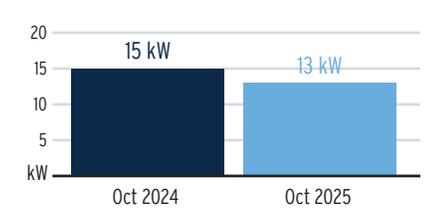
Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	13 kW @ \$18.07000/kW	\$234.91
Energy Charge	8,301 kWh @ \$0.00773/kWh	\$64.17
Fuel Charge	8,301 kWh @ \$0.03391/kWh	\$281.49
Capacity Charge	13 kW @ \$0.30000/kW	\$3.90
Storm Protection Charge	13 kW @ \$2.08000/kW	\$27.04
Energy Conservation Charge	13 kW @ \$0.93000/kW	\$12.09
Environmental Cost Recovery	8,301 kWh @ \$0.00068/kWh	\$5.64
Clean Energy Transition Mechanism	13 kW @ \$1.15000/kW	\$14.95
Storm Surcharge	8,301 kWh @ \$0.01035/kWh	\$85.92
Florida Gross Receipt Tax		\$19.59
Electric Service Cost		\$783.62

Total Current Month's Charges \$783.62

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:** **Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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Service For:
7154 TRENT CREEK DR
RUSKIN, FL 33573-0000

Account #: 211003934406
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Important Messages



CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK COMMUNITY
 10116 GEESE TRAIL CR
 SUN CITY CENTER, FL 33573-0000

Statement Date: October 06, 2025

Amount Due:	\$1,902.83
Due Date:	October 27, 2025
Account #:	211003934620

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$1,902.83
Payment(s) Received Since Last Statement	-\$1,902.83
Current Month's Charges	\$1,902.83
Amount Due by October 27, 2025	\$1,902.83

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



Scan here to view your account online.

**DON'T
BE FOOLED!**

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TampaElectric.com/Scam.

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



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

Account #: 211003934620
Due Date: October 27, 2025

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

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

Amount Due:	\$1,902.83
Payment Amount:	\$ _____

626693167329

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK COMMUNITY
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 10116 GEESE TRAIL CR
 SUN CITY CENTER, FL 33573-0000

Account #: 211003934620
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	873 kWh @ \$0.03412/kWh	\$29.79
Fixture & Maintenance Charge	37 Fixtures	\$1054.87
Lighting Pole / Wire	37 Poles	\$770.88
Lighting Fuel Charge	873 kWh @ \$0.03363/kWh	\$29.36
Storm Protection Charge	873 kWh @ \$0.00559/kWh	\$4.88
Clean Energy Transition Mechanism	873 kWh @ \$0.00043/kWh	\$0.38
Storm Surcharge	873 kWh @ \$0.01230/kWh	\$10.74
Florida Gross Receipt Tax		\$1.93
Lighting Charges		\$1,902.83

Total Current Month's Charges **\$1,902.83**

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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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CYPRESS CREEK OF HILLSBOROUGH CDD
4770 NE 19 AVE
RUSKIN, FL 33573

Statement Date: October 06, 2025

Amount Due:	\$32.49
Due Date: October 27, 2025	
Account #: 221001581182	

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$38.13
Payment(s) Received Since Last Statement	-\$38.13
Current Month's Charges	\$32.49
Amount Due by October 27, 2025	\$32.49

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

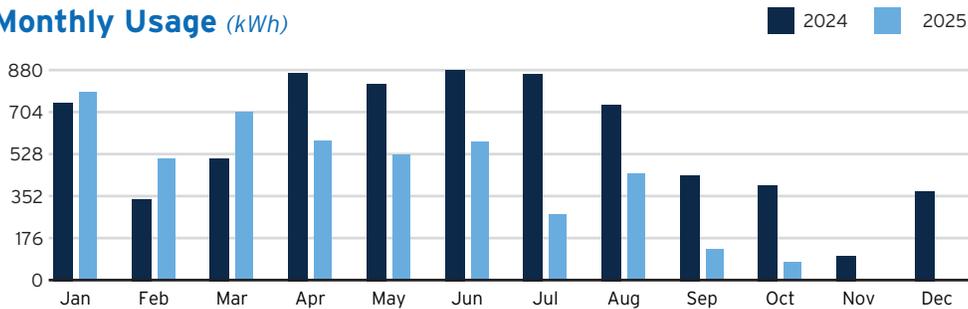
Your Energy Insight

Your average daily kWh used was **83.33% lower** than the same period last year.

Your average daily kWh used was **60% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 221001581182
Due Date: October 27, 2025

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See reverse side of your paystub for more ways to pay.

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

Amount Due:	\$32.49
Payment Amount:	\$ _____

673606507676

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
4770 NE 19 AVE
RUSKIN, FL 33573

Account #: 221001581182
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

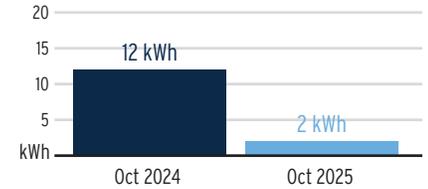
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851608	09/30/2025	40,203		40,127		76 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	76 kWh @ \$0.08641/kWh		\$6.57
Fuel Charge	76 kWh @ \$0.03391/kWh		\$2.58
Storm Protection Charge	76 kWh @ \$0.00577/kWh		\$0.44
Clean Energy Transition Mechanism	76 kWh @ \$0.00418/kWh		\$0.32
Storm Surcharge	76 kWh @ \$0.02121/kWh		\$1.61
Florida Gross Receipt Tax			\$0.81
Electric Service Cost			\$32.49

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$32.49

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CYPRESS CREEK OF HILLSBOROUGH CDD
10202 CARP HOLLOW RD
SUN CITY CENTER, FL 33573-6780

Statement Date: October 06, 2025

Amount Due: \$461.28
Due Date: October 27, 2025
Account #: 221003904697

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Table with account summary: Current Service Period (Aug 30 - Sep 30, 2025), Previous Amount Due (\$417.87), Payment(s) Received (-\$417.87), Current Month's Charges (\$461.28), Amount Due by October 27, 2025 (\$461.28)

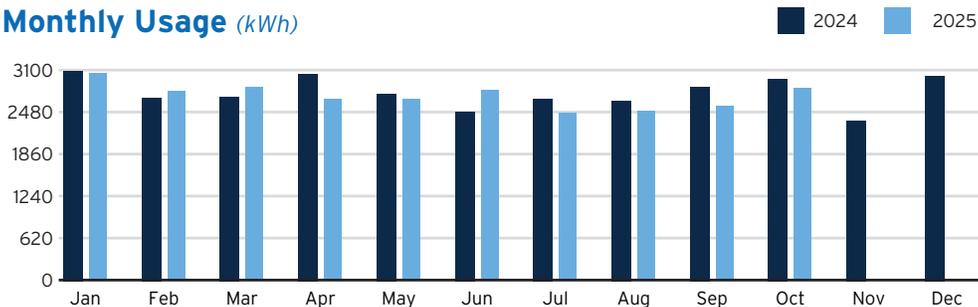
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 3.26% lower than the same period last year.
Your average daily kWh used was 0% higher than it was in your previous period.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 221003904697
Due Date: October 27, 2025

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

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

Amount Due: \$461.28
Payment Amount: \$ _____

660026323235

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



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

Account #: 221003904697
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

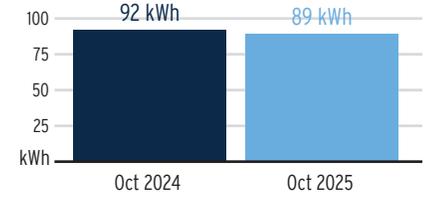
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506228	09/30/2025	70,993		68,157		2,836 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,836 kWh @ \$0.08641/kWh	\$245.06
Fuel Charge	2,836 kWh @ \$0.03391/kWh	\$96.17
Storm Protection Charge	2,836 kWh @ \$0.00577/kWh	\$16.36
Clean Energy Transition Mechanism	2,836 kWh @ \$0.00418/kWh	\$11.85
Storm Surcharge	2,836 kWh @ \$0.02121/kWh	\$60.15
Florida Gross Receipt Tax		\$11.53
Electric Service Cost		\$461.28

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$461.28

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

Ways To Pay Your Bill

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 P.O. Box 31318
 Tampa, FL 33631-3318
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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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- Phone:**
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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
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- Energy-Saving Programs:** 813-275-3909

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CYPRESS CREEK OF HILLSBOROUGH CDD
9770 MULBERRY MARSH LN
SUN CITY CENTER, FL 33573-0227

Statement Date: October 06, 2025

Amount Due: \$749.18
Due Date: October 27, 2025
Account #: 221007372990

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Table with account summary: Current Service Period (Aug 30 - Sep 30, 2025), Previous Amount Due (\$667.23), Payment(s) Received (-\$667.23), Current Month's Charges (\$749.18), Amount Due by October 27, 2025 (\$749.18)

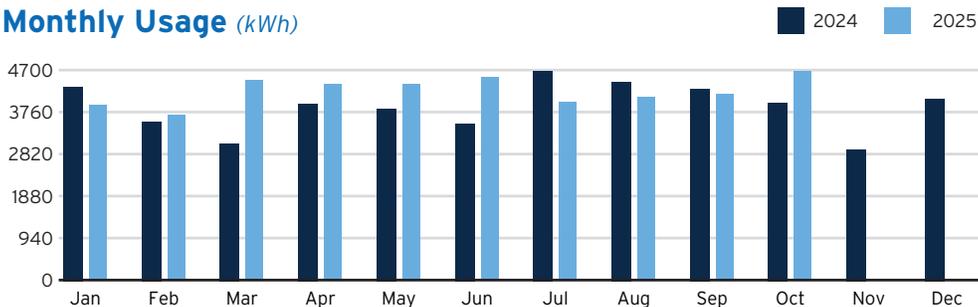
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 19.51% higher than the same period last year.
Your average daily kWh used was 2.08% higher than it was in your previous period.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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

DON'T BE FOOLED!

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TampaElectric.com/Scam.



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

Account #: 221007372990
Due Date: October 27, 2025

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

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

Amount Due: \$749.18
Payment Amount: \$ _____

676075635249

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 9770 MULBERRY MARSH LN
 SUN CITY CENTER, FL 33573-0227

Account #: 221007372990
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514240	09/30/2025	55,193		50,504		4,689 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	4,689 kWh @ \$0.08641/kWh	\$405.18
Fuel Charge	4,689 kWh @ \$0.03391/kWh	\$159.00
Storm Protection Charge	4,689 kWh @ \$0.00577/kWh	\$27.06
Clean Energy Transition Mechanism	4,689 kWh @ \$0.00418/kWh	\$19.60
Storm Surcharge	4,689 kWh @ \$0.02121/kWh	\$99.45
Florida Gross Receipt Tax		\$18.73
Electric Service Cost		\$749.18

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$749.18

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CYPRESS CREEK OF HILLSBOROUGH CDD
15536 WICKED STRONG ST
SUN CITY CENTER, FL 33573-0207

Statement Date: October 06, 2025

Amount Due: \$122.91

Due Date: October 27, 2025

Account #: 221007730122

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$106.98
Payment(s) Received Since Last Statement	-\$106.98
Current Month's Charges	\$122.91
Amount Due by October 27, 2025	\$122.91

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

Your Energy Insight

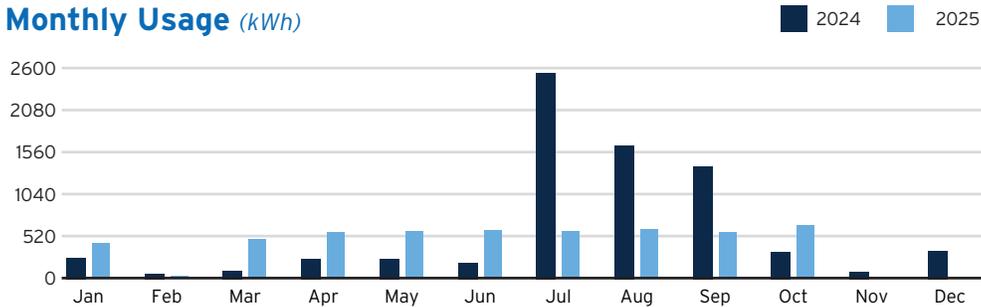
Your average daily kWh used was **110% higher** than the same period last year.

Your average daily kWh used was **5% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 221007730122

Due Date: October 27, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

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

Amount Due: \$122.91

Payment Amount: \$ _____

684717582410

Your account will be drafted on October 27, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 15536 WICKED STRONG ST
 SUN CITY CENTER, FL 33573-0207

Account #: 221007730122
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

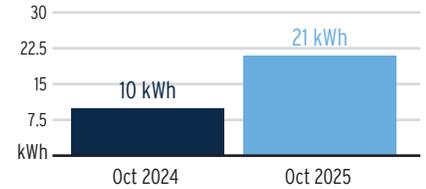
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000565421	09/30/2025	32,656		31,998		658 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	658 kWh @ \$0.08641/kWh	\$56.86
Fuel Charge	658 kWh @ \$0.03391/kWh	\$22.31
Storm Protection Charge	658 kWh @ \$0.00577/kWh	\$3.80
Clean Energy Transition Mechanism	658 kWh @ \$0.00418/kWh	\$2.75
Storm Surcharge	658 kWh @ \$0.02121/kWh	\$13.96
Florida Gross Receipt Tax		\$3.07
Electric Service Cost		\$122.91

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$122.91

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-03068H

Date 10/03/2025

Attn:
Cypress Creek CDD - Rizzetta
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-03068H Notice of Public Meeting Dates RE: Cypress Creek Community Development District Published: 10/3/2025	\$76.56
---	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$76.56

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cypress Creek Community Development District will hold its regular meetings for Fiscal 2025/2026 at 6:00 p.m. at the Vista Palms Clubhouse, located at 5019 Grist Mill Ct, Wimauma, FL 33598, on the following dates:

October 28, 2025
November 25, 2025
December 30, 2025
January 20, 2026
February 17, 2026
March 31, 2026
April 21, 2026
May 26, 2026
June 30, 2026
July 28, 2026
August 18, 2026
September 22, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: <https://www.cypresscreekcdd.org/>

There may be occasions when one or more Supervisors, staff, or members of the Committee will participate by telephone.

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

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

Cypress Creek Community
Development District
Matt O'Nolan, District Manager
October 3, 2025 25-03068H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Serial Number
25-03068H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED
OCT - 6 2025

BY:

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Meeting Dates

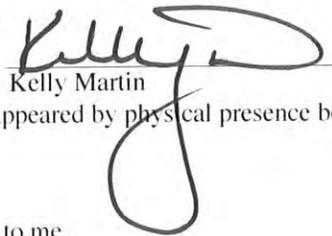
in the matter of Cypress Creek Community Development District

in the Court, was published in said newspaper by print in the

issues of 10/3/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

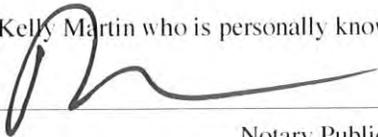


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

3rd day of October, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

NOTICE OF PUBLIC MEETING DATES CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cypress Creek Community Development District will hold its regular meetings for Fiscal 2025/2026 at 6:00 p.m. at the Vista Palms Clubhouse, located at 5019 Grist Mill Ct, Wimauma, FL 33598, on the following dates:

- October 28, 2025
- November 25, 2025
- December 30, 2025
- January 20, 2026
- February 17, 2026
- March 31, 2026
- April 21, 2026
- May 26, 2026
- June 30, 2026
- July 28, 2026
- August 18, 2026
- September 22, 2026

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

Cypress Creek Community
Development District
Matt O'Nolan, District Manager
October 3, 2025 25-03068H

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-03243H

Date 10/24/2025

Attn:
Cypress Creek CDD - Rizzetta
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-03243H Notice of Public Meeting Dates RE: Cypress Creek CDD Board of Supervisors Meetings for Fiscal Year 2025 -2026 at 7:00 PM Published: 10/24/2025	\$78.75

Important Message		Paid
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	()
		Total \$78.75

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cypress Creek Community Development District will hold its regular meetings for Fiscal 2025/2026 at 7:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Dr, Apollo Beach, FL 33572, on the following dates:

October 28, 2025
November 25, 2025
December 30, 2025
January 20, 2026
February 17, 2026
March 31, 2026
April 21, 2026
May 26, 2026
June 30, 2026
July 28, 2026
August 18, 2026
September 22, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: <https://www.cypresscreekcdd.org/>

There may be occasions when one or more Supervisors, staff, or members of the Committee will participate by telephone.

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

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

Cypress Creek Community
Development District
Matt O'Nolan, District Manager
October 24, 2025 25-03243H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
7/16/25-7/23/25		CYPRESS CREEK CDD	
Billing Date	Sales Rep	Customer Account	
7/23/2025	Deirdre Bonett	TB309979	
Total Amount Due		Invoice Number	
\$1,721.38		45156-071625	

INVOICE 2 OF 2 FOR AD 45156

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/23/25	7/23/25	45156	Tampa Bay Times , tampabay.com	B Section	Budget Notice	1	3.00x14.00 IN	\$0.00
7/16/25	7/23/25	45156	Tampa Bay Times , tampabay.com	B Section	Budget Notice	1	3.00x14.00 IN	\$1,721.38

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

Advertising Run Dates		A vertiser Name	
7/16/25-7/23/25		CYPRESS CREEK CDD	
Billing Date	Sales Rep	Customer Account	
7/23/2025	Deirdre Bonett	TB309979	
Total Amount Due		Invoice Number	
\$1,721.38		45156-071625	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

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

Tampa Bay Times

Published Daily

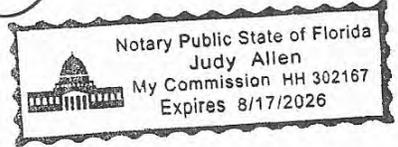
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Unassigned Rep who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Notice was published in said newspaper by print in the issues of 07/16/25, 07/23/25 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____
Sworn to and subscribed before me this 07/23/2025

Signature of Notary of Public
Personally known X or produced identification.
Type of identification produced _____



CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Cypress Creek of Hillsborough County Community Development District will hold two public hearings and a Board of Supervisors' meeting on Tuesday, August 26, 2025 at 7:00 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598

The purpose of the first public hearing is to receive public comment and testimony on the Fiscal Year 2025/2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budgets for Fiscal Year 2025/2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Chapters 190 and 197, Florida Statutes as well as additional applicable law. At the conclusion of the public hearings, the Board will, by resolution,

adopt the budgets and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, the description of each property to be assessed and the amount to be assessed to each parcel of property, and/or the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 4530 Eagle Falls Place, Tampa, FL 33619, Ph: (813) 344-4844, or on the District's website: www.cypresscreekcodd.org, during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

**CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed Fiscal Year 2025-2026 Operation and Maintenance Assessments**

Lot Type	Total # of Units	EAU Factor	Current Year O&M Assessment Amount	Fiscal Year 2025-2026 Proposed Annual O&M Assessment Per Unit (including collection costs / early payment discounts)	Proposed Increase
Townhomes	250	.45	461.04	512.30	51.26
Single Family 40'	960	.80	820.43	911.65	91.22
Single Family 50'	822	1.00	1026.15	1140.25	114.10

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

The tax collector will collect the assessments for all lots and parcels within the District.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

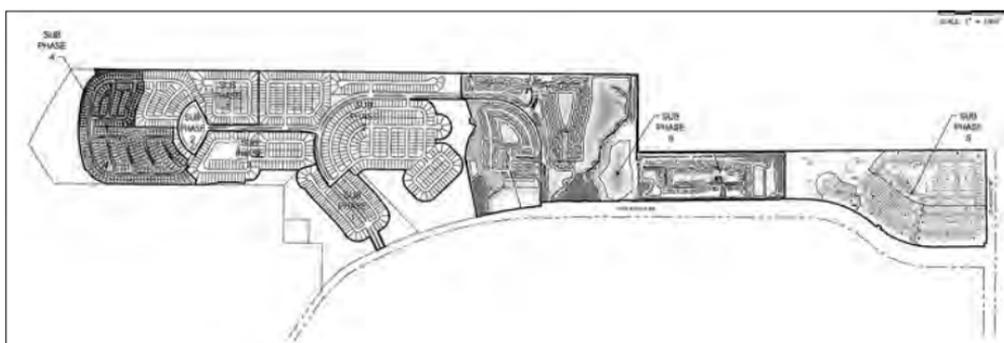
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting and/or hearings because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five calendar days prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least three (3) days prior to the date of the hearings and meeting.

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

Amanda Ferguson
District Manager



Action Mail Services

2441 Orlando Central Parkway
Orlando, FL 32809
+14078559277
accounting@actionmailservices.com
<http://www.actionmailservices.com>



V05192

INVOICE

BILL TO
Cypress Creek of Hillsborough County CDD

INVOICE 9077848
DATE 07/30/2025
TERMS Net 10
DUE DATE 08/09/2025

DESCRIPTION	QTY	AMOUNT
Cypress Creek of Hillsborough County CDD		
Data Conversion From Client's Files, Address Updating, Duplicate Analysis, Zip+4 Correcting, CASS Certification	1	125.00
Inkjet addresses, prepare, sort, tray, tag and deliver to post office	2,032	73.15
Automated Folding and inserting	2,032	81.28
Black and White Printing - 1/1 - mail merge	2,032	589.28
#10 Window Envelopes, Return Addressing	2,032	365.76
U.S. Postage, Handling and Postal Delivery	2,032	1,226.19

Payment Terms: Net 15 days

- 1) 5% finance fee may be added for invoices open past 30 days.
- 2) If any unpaid balance must be collected by an attorney, the customer agrees to pay all costs associated in such collection efforts.
- 3) If paying with a credit card, a 3% convenience fee will be applied.
- 4) If paying through QuickBooks, a 1% merchant transaction fee will be added to the invoice.

SUBTOTAL	2,460.66
TAX	0.00
TOTAL	2,460.66
BALANCE DUE	\$2,460.66



0 CYPRESS CREEK CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,915.00
Statement Closing Date	September 30, 2025
Days in Billing Cycle	15
Previous Balance	\$0.00
Payments & Credits	\$35.99
Purchases & Other Charges	\$1,120.90
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,084.91

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$1,084.91
Minimum Payment Due	\$1,084.91
Payment Due Date	October 27, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
JENNIFER DUNN				\$1,084.91
09/16	09/16	5543286835XV05BS9	AMAZON MKTPL*U637C2QD3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	105.98
09/16	09/16	5543286835XWPMYDQ	AMAZON MKTPL*IU5GN1CG3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	449.99
09/16	09/16	5543286835Y01YS4G	AMAZON MKTPL*T366A8E03 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	278.64
09/17	09/17	5543286845Y2NKL8H	AMAZON MKTPL*SE3ZX91K3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	69.58
09/17	09/17	5543286845Y5PP74J	AMAZON MKTPL*HZ8VO6XU3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	38.94
09/22	09/22	5543286895ZXWB5Z	AMAZON MKTPL*NS8O81CW2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	9.99
09/26	09/26	55432868D612DBH4R	AMAZON.COM*1M8Z05CK3 AMZN.COM/BILL WA	167.78

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	October 27, 2025
New Balance	\$1,084.91
Minimum Payment Due	\$1,084.91
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

0 CYPRESS CREEK CDD 0
CYPRESS CREEK OF HILLSBOROUGH COUN
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/27	09/27	55432868E6192SMKT	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT MCC: 5942 MERCHANT ZIP:	35.99-

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,084.91 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.71	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.71	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Sep 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	15	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Transactions

My Card - 2233

Filters

Transaction Date: 09/01/25 - 09/30/25

Transaction Status: New/Imported

Save

<input type="checkbox"/>	TRANSACTION DATE	POST DATE	CARDHOLDER	CARD	MERCHANT	BILLING AMOUNT
1 <input type="checkbox"/>	09/16/25	09/16/25	Jennifer Dunn	*****2233	amazon mktplu637c2qd3	105.98 USD
1 <input type="checkbox"/>	09/16/25	09/16/25	Jennifer Dunn	*****2233	amazon mktpliu5gn1cg3	449.99 USD
5 <input type="checkbox"/>	09/16/25	09/16/25	Jennifer Dunn	*****2233	amazon mktplt366a8e03	278.64 USD
8 <input type="checkbox"/>	09/17/25	09/17/25	Jennifer Dunn	*****2233	amazon mktplse3zx91k3	69.58 USD
2 <input type="checkbox"/>	09/17/25	09/17/25	Jennifer Dunn	*****2233	amazon mktplhz8vo6xu3	38.94 USD
1 <input type="checkbox"/>	09/22/25	09/22/25	Jennifer Dunn	*****2233	amazon mktplns8o81cw2	9.99 USD
2 <input type="checkbox"/>	09/26/25	09/26/25	Jennifer Dunn	*****2233	amazon.com1m8z05ck3	167.78 USD
<input type="checkbox"/>	09/27/25	09/27/25	Jennifer Dunn	*****2233	amazon mktplace pmts	-35.99 USD

Show

20

Rows 1 - 8 of 8

1

Print

Settings

Output



Final Details for Order #114-5428458-0787400

Order Placed: September 15, 2025
Amazon.com order number: 114-5428458-0787400
Order Total: \$278.64

Shipped on September 15, 2025	
Items Ordered	Price
2 of: Office Accessories, 10Pcs, 360-Degree Rotating Pen Holder, Office Supplies Include Stapler, Tape, Tape Holder, Scissors, Ruler, Staple Remover, 1 Box of Staples, Paper Clips Kit for Office School Sold by: Gorsbark (seller profile) Condition: New	\$15.99
1 of: 952XL Ink Cartridges Combo Pack (4-Pack) Works with OfficeJet 8702 8710 Pro 7740, 8210, 8700 Series Replacement for HP 952XL Ink Cartridges Combo Pack HP952 952 XL Black Cyan Magenta Yellow N9K28AN Sold by: ZHIROI (seller profile) Business Price Condition: New	\$45.99
Shipping Address:	Item(s) Subtotal: \$77.97
	Shipping & Handling: \$0.00
	Promotion applied: -\$10.00

	Total before tax: \$67.97
Shipping Speed: FREE Prime Delivery	Sales Tax: \$0.00

	Total for This Shipment: \$67.97

Shipped on September 16, 2025	
Items Ordered	Price
1 of: Purell Advanced Hand Sanitizer 2in1 Moisturizing Foam, Naturally Fragranced with Essential Oils, 10 oz Pump Bottle (Pack of 3), 3002-06-EC Sold by: Amazon (seller profile) Business Price Condition: New	\$11.22
Shipping Address:	Item(s) Subtotal: \$11.22
	Shipping & Handling: \$0.00

	Total before tax: \$11.22
Shipping Speed: FREE Prime Delivery	Sales Tax: \$0.00

	Total for This Shipment: \$11.22

Shipped on September 16, 2025

Items Ordered

Price

1 of: HP 27h Full HD Monitor - Diagonal - IPS Panel & 75Hz Refresh Rate - Smooth Screen - 3-Sided Micro-Edge Bezel - 100mm Height/Tilt Adjust - Built-in Dual Speakers - for Hybrid Workers, Black
Sold by: Amazon.com
Condition: New

\$139.99

Shipping Address:

Item(s) Subtotal: \$139.99
Shipping & Handling: \$0.00

Total before tax: \$139.99
Sales Tax: \$0.00

Shipping Speed:
FREE Prime Delivery

Total for This Shipment: \$139.99

Shipped on September 16, 2025

Items Ordered

Price

1 of: Sweetcrispy Waiting Room Guest Chair, Leather Stationary Office Reception Chairs No Wheel, Comfy Padded Arms and Seld Ba
se, for Conference Room Lobby Home Computer Desk Bedroom Elderly, Black
Sold by: Amazon.com
Condition: New

\$59.46

Shipping Address:

Item(s) Subtotal: \$59.46
Shipping & Handling: \$0.00

Total before tax: \$59.46
Sales Tax: \$0.00

Shipping Speed:
FREE Prime Delivery

Total for This Shipment: \$59.46

Payment information

Payment Method:

MasterCard | Last digits: 2233

Billing address

Jennifer Dunn
3434 Colwell Ave
Suite 200
Tampa, FL 33614
United States

Item(s) Subtotal: \$288.64
Shipping & Handling: \$0.00
Promotion applied: -\$10.00

Total before tax: \$278.64
Estimated Tax: \$0.00

Grand Total: \$278.64

Credit Card transactions

MasterCard ending in 2233: September 16, 2025: \$278.64

To view the status of your order, return to [Order Summary](#).



Final Details for Order #114-2971847-3466646

Order Placed: September 15, 2025
Amazon.com order number: 114-2971847-3466646
Order Total: \$105.98

Shipped on September 16, 2025	
Items Ordered	Price
1 of: 10-Pack Custom Yard Signs with Stakes - 18x24 Personalized Outdoor Directional Signs for Events, Business, and Birthdays - Durable 4mm Weatherproof Corrugated Plastic Sold by: 111 Sign INC (seller profile) Condition: New	\$105.98
Shipping Address:	Item(s) Subtotal: \$105.98
	Shipping & Handling: \$0.00

	Total before tax: \$105.98
	Sales Tax: \$0.00
Shipping Speed: Standard Shipping	-----
	Total for This Shipment: \$105.98

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$105.98
	Shipping & Handling: \$0.00

Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$105.98
	Estimated Tax: \$0.00

	Grand Total: \$105.98
Credit Card transactions	MasterCard ending in 2233: September 16, 2025: \$105.98

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-5562778-7971466

Order Placed: September 15, 2025
Amazon.com order number: 114-5562778-7971466
Order Total: \$449.99

Shipped on September 16, 2025	
Items Ordered	Price
1 of: HP 2025 New 22 Inch All-in-One Desktop Computer • 12GB RAM • 256GB PCIe SSD • Intel CPU • Ultra-Quiet Design • Microsoft Office Trial • Wi-Fi 6 • White KB & Mouse • WOWPC Recovery USB • Windows 11 Sold by: ProTech PC (seller profile) Condition: New	\$449.99
Shipping Address:	Item(s) Subtotal: \$449.99
	Shipping & Handling: \$0.00

	Total before tax: \$449.99
	Sales Tax: \$0.00

Shipping Speed: Local Express Shipping	Total for This Shipment: \$449.99

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$449.99
	Shipping & Handling: \$0.00

Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$449.99
	Estimated Tax: \$0.00

	Grand Total: \$449.99
Credit Card transactions	MasterCard ending in 2233: September 16, 2025: \$449.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-8515925-8859419

Order Placed: September 15, 2025

Amazon.com order number: 114-8515925-8859419

Order Total: \$69.58

Shipped on September 16, 2025	
Items Ordered	Price
1 of: <i>Scott Paper Towels, Choose-A-Sheet, 6 Double Rolls = 12 Regular Rolls (108 Sheets Per Roll)</i>	\$6.50
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$6.50
	Shipping & Handling: \$0.00

	Total before tax: \$6.50
	Sales Tax: \$0.00

Shipping Speed:	Total for This Shipment: \$6.50
Scheduled Consolidated Delivery	-----

Shipped on September 16, 2025	
Items Ordered	Price
1 of: <i>Mr. Clean All Purpose Cleaner, Floor Cleaner for Mopping Home, Bathroom, & Kitchen, Cleaning Liquid for Mop & Bucket, Cleaning Supplies, Multi-Surface Dillutable, Gain, 41oz</i>	\$5.94
Sold by: Amazon.com	
Condition: New	
1 of: <i>Windex Glass and Window Cleaner Spray Bottle, Packaging Designed to Prevent Leakage and Breaking, Surface Cleaning Spray, Original Blue Scent, 23 Fl Oz</i>	\$3.18
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
1 of: <i>Bonsaii Paper Shredder for Home Use, 3.4 Gal Wastebasket, 6 Sheet Crosscut Paper Credit Cards, Staples, and Clips Shredder for Home Office Use, Portable Handle Design (C237-B New Version)</i>	\$27.99
Sold by: Bonsaii US (seller profile)	
Condition: New	
1 of: <i>Lysol All Purpose Cleaner Spray, Multi-Purpose Disinfecting Spray, Kitchen & Bathroom Cleaner, Coconut & Sea Minerals Scent, 32 Fl Oz</i>	\$3.97
Sold by: Amazon.com	
Condition: New	
1 of: <i>Amazon Basics Disinfecting Wipes, Lemon & Fresh Scent, Sanitizes, Cleans & Deodorizes, 255 Count (3 Packs of 85)</i>	\$8.97

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

1 of: 12pack Fridge Magnets Refrigerator Magnets Magnetic Clips Heavy Duty Detailed List Display Paper Fasteners on Home& \$7.59

Office& Teaching (Black, 12)

Sold by: GRTARD ([seller profile](#))

Business Price

Condition: New

1 of: Mr. Clean Magic Eraser Original Cleaning Pads, Multi Purpose Cleaner, Bathroom Cleaning Supplies, All Purpose Cleaner, W \$5.44

hite, 6 Count

Sold by: Amazon.com

Condition: New

Shipping Address:

Item(s) Subtotal: \$63.08

Shipping & Handling: \$0.00

Total before tax: \$63.08

Sales Tax: \$0.00

Shipping Speed:

Scheduled Consolidated Delivery

Total for This Shipment: \$63.08

Payment information

Payment Method:

MasterCard | Last digits: 2233

Item(s) Subtotal: \$69.58

Shipping & Handling: \$0.00

Billing address

Jennifer Dunn

3434 Colwell Ave

Suite 200

Tampa, FL 33614

United States

Total before tax: \$69.58

Estimated Tax: \$0.00

Grand Total: \$69.58

Credit Card transactions

MasterCard ending in 2233: September 16, 2025: \$69.58

To view the status of your order, return to [Order Summary](#).

Order Summary

Order placed September 22, 2025 Order # 114-7667167-5855425

Ship to

Jenn Dunn
7154 Trent Creek Dr.
Ruskin, FL 33573
United States

Payment method

Mastercard ending in 2233
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$9.99
Shipping & Handling:	\$0.00
Total before tax:	\$9.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$9.99

Placed by

manager@cypresscreekcdd.com

Arriving tomorrow



HDMI Cable Splitter 1 in 2 Out HDMI Adapter Cable HDMI Male to Dual Female 1 to 2 Way, Support Two The Same Size TVs at The Same Time, Signal One in Two Out 1080P Mirror Only Can't Extend Display

Sold by: HDMEY
Supplied by: Other
\$9.99

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Order Summary

Order placed September 25, 2025 Order # 114-9189903-1716225

Ship to

Jenn Dunn
7154 Trent Creek Dr.
Ruskin, FL 33573
United States

Payment method

Mastercard ending in 2233
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$167.78
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$167.78
Estimated tax to be collected:	\$0.00
Grand Total:	\$167.78

Placed by

manager@cypresscreekcdd.com

Arriving tomorrow 10 AM – 3 PM



HP 952XL Black High-yield Ink Cartridge for HP Printers | Works with HP OfficeJet 8702; HP OfficeJet Pro 7720, 7740, 8210, 8216, 8710, 8715, 8720, 8725, 8730, 8740 | Eligible for Instant Ink | F6U19AN

Sold by: Amazon.com
Supplied by: Other
\$70.89



HP 952 Cyan, Magenta, Yellow Ink Cartridges (3-pack) | Works with Printer Series: OfficeJet 8702, HP OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 | Eligible for Instant Ink | N9K27AN

Sold by: Amazon.com
Supplied by: Other
\$96.89

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business prime

English

United States

We have issued your refund

\$35.99 will be credited to your MasterCard by Oct 3



Total refund

 \$35.99 refunded to your MasterCard ending in

[View invoice](#)

UPS Store Return Instructions

Refund summary



Refund subtotal	\$45.99
Promotional Discount Deduction	-\$10.00
Total refund	\$35.99

 \$35.99 refunded to your MasterCard ending in 2233



INVOICE

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

16-72058-83009
CYPRESS CREEK CDD
10/01/25-10/31/25
09/30/2025
0189877-2206-5

How to Contact Us

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Customer Service: (813) 621-3055

Your Payment is Due

Oct 30, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$962.62

If payment is received after 10/30/2025: **\$ 986.69**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
1,805.10		(1,805.10)		0.00		962.62		962.62

IMPORTANT MESSAGES

Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
09/30/2025	0189877-2206-5	16-72058-83009
Payment Terms	Total Due	Amount
Total Due by 10/30/2025	\$962.62	
If Received after 10/30/2025	\$986.69	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$962.62.

2206000167205883009001898770000009626200000096262 1

I0290C92

CYPRESS CREEK CDD
4648 EAGLE FALLS PL
TAMPA FL 33619-9613

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE				
Details for Service Location: Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573			Customer ID: 16-72058-83009	
Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 3X Week	10/01/25		1.00	384.94
4 Yard Dumpster 3X Week GATE CODE 6996	10/01/25		1.00	577.68
Total Current Charges				962.62

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Set up recurring payments with us at wm.com/myaccount
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Use wm.com for quick and easy payments
- By Phone**
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us Visit wm.com/MyWM	Your Payment Is Due 10/25/2022	Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>
--	--	---

Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45

DETAILS OF SERVICE				
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627		Customer ID: 21-51809-22222		
Description	Date	Ticket	Quantity	Amount
35 Gallon Toner	10/01/22		1.00	88.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				10.00
Total Current Charges				123.45

- Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.																				
<table border="1" style="width: 100%;"> <tr><td>Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1" style="width: 100%;"> <tr><td>Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
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Zip																					
Email																					
Date Valid																					
Email																					
Date																					
Bank Account Holder Signature																					

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Customer ID:

23-22685-73003

Customer Name:

CYPRESS CREEK K CDD

Service Period:

10/01/25-10/31/25

Invoice Date:

09/30/2025

Invoice Number:

0190504-2206-2

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Customer Service: (813) 621-3055

Your Payment is Due

Oct 30, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$310.50

If payment is received after 10/30/2025: **\$ 318.26**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
560.92		(560.92)		0.00		310.50		310.50

IMPORTANT MESSAGES

Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

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WASTE MANAGEMENT INC. OF FLORIDA
 WM - TAMPA
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 MONROE, WI 53566-8320
 (813) 621-3055
 (800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
09/30/2025	0190504-2206-2	23-22685-73003
Payment Terms	Total Due	Amount
Total Due by 10/30/2025	\$310.50	
If Received after 10/30/2025	\$318.26	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
 Your bank account will be drafted \$310.50.

2206000232268573003001905040000003105000000031050 5

I0290C92

CYPRESS CREEK K CDD
18842 N DALE MABRY HWY
LUTZ FL 33548-4978

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

405-0236909-2206-9

DETAILS OF SERVICE				
Details for Service Location: Cypress Creek K Cdd, 9770 Mulberry Marsh Ln, Sun City Center FL 33573-0227			Customer ID: 23-22685-73003	
Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	10/01/25		1.00	192.48
6 Yard Dumpster 1X Week	10/01/25		1.00	118.02
Total Current Charges				310.50

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

-  **AutoPay**
Set up recurring payments with us at wm.com/myaccount
-  **Online**
Use wm.com for quick and easy payments
-  **By Phone**
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

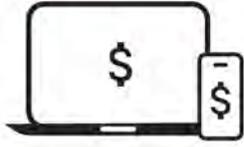


Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

Description	Amount
DIS Current Total	
MN STATE SOLID WASTE TAX @ 2%	
COUNTY ENVIRONMENTAL CHARGE	

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform



Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$79,592.56**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	300082	441	Water Use Readings 11/25	\$ 241.50
Charter Communications	20251113-1	2396186102425 11/25 ACH	7154 Trent Creek Dr. 11/25	\$ 150.00
Charter Communications		2454480110225 11/25 ACH	10202 Carp Hollow Road 11/25	\$ 150.00
Complete IT Corp	300077	18192	Access Control 11/25	\$ 799.50
Complete IT Corp	300077	18258	Service Call - Camera 11/25	\$ 330.00
Complete IT Corp	300083	17897	Access Control 10/25	\$ 811.49
Florida Fountains & Equipment, LLC	300078	CL-1163	Pressure Washed Fountains, Nozzle screen and Light Fixtures	\$ 175.00
Getz Outdoor Services	300084	1285	Remove (2) Trees - Main Blvd. 10/25	\$ 900.00
Getz Outdoor Services	300090	1290	80 yrd of Playground Mulch 11/25	\$ 4,000.00
Getz Outdoor Services	300090	1291	Soft wash vinyl fence to kill algae 11/25	\$ 750.00
Hillsborough County BOCC	20251106-1	4395900000 10/25 ACH	BOCC Summary 4395900000 10/25	\$ 2,487.31
Hillsborough County BOCC	20251106-1	6932917329 10/25 ACH	9770 Mulberry Marsh LN 10/25	\$ 123.00
Jason Hepburn		JH102825 ACH	Board of Supervisor Meeting 10/28/25	\$ 200.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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Complete IT Corp	300077	18258	Service Call - Camera 11/25	\$ 330.00
Complete IT Corp	300083	17897	Access Control 10/25	\$ 811.49
Florida Fountains & Equipment, LLC	300078	CL-1163	Pressure Washed Fountains, Nozzle screen and Light Fixtures	\$ 175.00
Getz Outdoor Services	300084	1285	Remove (2) Trees - Main Blvd. 10/25	\$ 900.00
Getz Outdoor Services	300090	1290	80 yrd of Playground Mulch 11/25	\$ 4,000.00
Getz Outdoor Services	300090	1291	Soft wash vinyl fence to kill algae 11/25	\$ 750.00
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Hillsborough County BOCC	20251106-1	6932917329 10/25 ACH	9770 Mulberry Marsh LN 10/25	\$ 123.00
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Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Joel Martin	20251110-2	JM102825 ACH	Board of Supervisor Meeting 10/28/25	\$ 200.00
Massey Services, Inc.	20251126-2	68032984	Pest Control Services 11/25	\$ 60.00
Massey Services, Inc.	20251126-2	68047411	Pest Control Services 11/25	\$ 120.00
Massey Services, Inc.	20251126-2	68097622	Pest Control Services 10/25	\$ 100.00
Nancy Fauci		NF102825 ACH	Board of Supervisor Meeting 10/28/25	\$ 200.00
Owens Electric, Inc.	300088	36642748	Irrigation Repairs 10/25	\$ 165.00
Persson, Cohen & Mooney, P.A.	300093	6467	Legal Services 11/25	\$ 2,197.00
Reece Thomas	20251118-1	RT071025	Board of Supervisor Meeting 07/10/25	\$ 200.00
Reece Thomas	20251118-1	RT082625	Board of Supervisor Meeting 08/26/25	\$ 200.00
Reece Thomas	20251118-1	RT092325	Board of Supervisor Meeting 09/23/25	\$ 200.00
Reece Thomas	20251118-1	RT102825	Board of Supervisor Meeting 10/28/25	\$ 200.00
Rizzetta & Company, Inc.	300080	INV0000104551	Accounting Services 11/25	\$ 6,250.01
Rizzetta & Company, Inc.	300081	INV0000104608	General Management & Oversight and Personnel Reimbursement 11/25	\$ 9,279.23

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300086	INV0000104801	Out of Pocket Expense 11/25	\$ 729.36
Rizzetta & Company, Inc.	300092	INV0000105101	Personnel Reimbursement 11/25	\$ 8,178.75
Robens Petit Homme		RPH102825 ACH	Board of Supervisor Meeting 10/28/25	\$ 200.00
SafeTouch, LLC	300079	20882	Security Monitoring - Response System 11/25	\$ 150.00
SchoolStatus, LLC	300085	INV-SS-4443	School Now CDD ADA-PDF 08/25	\$ 3,125.00
Signal 88 Franchise Group, Inc.	300089	US_29482	Patrol Services 05/25	\$ 6,338.24
Signal 88 Franchise Group, Inc.	300089	US_94434	Patrol Services 11/25	\$ 9,060.30
Solitude Lake Management, LLC	300091	PSI215387	Lake Maintenance 11/25	\$ 1,985.42
TECO	20251110-1	221006799029 09/25 ACH	10008 Merry Fawn CT. A - FINAL INVOICE 09/25	\$ 339.18
TECO	20251117-1	221009579147 10/25 ACH	Cypress Creek K Phase 3 - Streetlights 10/25	\$ 335.34
TECO	20251118-2	211003934828 10/25 ACH	19 19th Ave. NW - Streetlights 10/25	\$ 11,640.95
TECO	20251118-2	221007595426 10/25 ACH	J PH 1 & 2 - Streetlights 10/25	\$ 2,428.90
Times Publishing Company	300087	103125-TB309979	Legal Ad Account #TB309979 -10/25	\$ 1,295.62

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Valley National Bank	20251126-1	CC103125-753 ACH	Maintenance & Repair 10/25	\$ 2,023.34
Waste Management Inc. of Florida	20251118-3	0197960-2206-9	Waste Disposal - 7154 Trent Creek Dr. 11/25	\$ 962.62
Waste Management Inc. of Florida	20251118-3	0198579-2206-6	Waste Disposal - 9770 Mulberry Marsh Ln. 11/25	<u>\$ 310.50</u>
Total				<u><u>\$ 79,592.56</u></u>



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

Invoice 441

Date	PO#
11/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

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

Property Address
CYPRESS CREEK OF HILLSBOROUGH CDD TAMPA, FL 33619

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

Subtotal	\$241.50
Sales Tax	\$0.00
Total	\$241.50
Credits/Payments	(\$0.00)
Balance Due	\$241.50

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

October 24, 2025
Invoice Number: 2396186102425
Account Number: **8337 12 028 2396186**

Auto Pay Notice

Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0128

Contact Us

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

Summary *Service from 10/24/25 through 11/23/25
details on following pages*

Previous Balance	25.00
Payments Received -Thank You!	-25.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
<i>YOUR AUTO PAY WILL BE PROCESSED 11/11/25</i>	
Total Due by Auto Pay	\$150.00

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** today.



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 10252025 NNNNNNNN 01 996489

CYPRESS CREEK OF HILLSBOROUGH
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

October 24, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2396186102425
Account Number: 8337 12 028 2396186
Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0128

Total Due by Auto Pay **\$150.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2396186102425
Account Number: 8337 12 028 2396186

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

8633 2390 DY RP 24 10252025 NNNNNNNN 01 996489

Charge Details

Previous Balance		25.00
EFT Payment	10/11	-25.00
Remaining Balance		\$0.00

Payments received after 10/24/25 will appear on your next bill.

Service from 10/24/25 through 11/23/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Total	\$110.00

Spectrum Business™ Internet Total \$110.00

Spectrum Business™ Voice

Phone number (813) 213-9890	
Spectrum Business Voice	40.00
Voice Mail	0.00
Total	\$40.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$150.00
Total Due by Auto Pay	\$150.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.44, Florida CST \$4.25, Sales Tax \$0.04, TRS Surcharge \$0.08.



Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



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





Invoice Number: 2396186102425
Account Number: 8337 12 028 2396186

CYPRESS CREEK OF HILLSBOROUGH

Contact Us

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

8633 2390 DY RP 24 10252025 NNNNNNNN 01 996489

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



November 2, 2025

Invoice Number: 2454480110225

Account Number: **8337 12 028 2454480**

Auto Pay Notice

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

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

Summary *Service from 11/02/25 through 12/01/25
details on following pages*

Previous Balance	150.00
Payments Received -Thank You!	-150.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
<i>YOUR AUTO PAY WILL BE PROCESSED 11/19/25</i>	
Total Due by Auto Pay	\$150.00

NEWS AND INFORMATION

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 11032025 NNNNNNNN 01 995778

CYPRESS CREEK OF HILLSBOROUGH
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

November 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480110225

Account Number: 8337 12 028 2454480

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

Total Due by Auto Pay **\$150.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2454480110225
 Account Number: 8337 12 028 2454480

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

8633 2390 DY RP 02 11032025 NNNNNNNN 01 995778

Charge Details

Previous Balance		150.00
EFT Payment	10/19	-150.00
Remaining Balance		\$0.00

Payments received after 11/02/25 will appear on your next bill.

Service from 11/02/25 through 12/01/25

Spectrum Business™ Internet

Spectrum Business Internet		130.00
Promotional Discount		-30.00
Business WiFi		10.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
		\$110.00

Spectrum Business™ Internet Total \$110.00

Spectrum Business™ Voice

Phone number (813) 213-9899

Spectrum Business Voice		40.00
Voice Mail		0.00
		\$40.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing		5.00
Auto Pay Discount		-5.00
Other Charges Total		\$0.00

Other Charges Continued

Current Charges	\$150.00
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Continued on the next page....

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CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454480110225
Account Number: 8337 12 028 2454480

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

8633 2390 DY RP 02 11032025 NNNNNNNN 01 995778

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Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



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



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

Invoice # 18192
Invoice Date 11-01-25
Balance Due \$799.50

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

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



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



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

Invoice #	18258
Invoice Date	11-05-25
Balance Due	\$330.00

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

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



Invoice Ticket

Ticket Date	Mon 10-13-25 09:12 AM
Ticket #	12225
Subject	Playground entry gate hinge

Ticket Issue

Initial Issue Mon 10-13-25 09:12 AM Michael Fernandez	Jennifer sent pictures of the hinge fallen apart. Jacob temporarily put the hinge back on the gate. He will have to go back out with a new u bolt and adjust the height of the gate. Also will bring fobs and a phone.
---	--

Ticket Comments

Date	Comment
Note Mon 10-13-25 02:14 PM Jacob Macy	Installed and tested phone, and left fobs on desk, images attached. Couldnt find the needed bolt, fixed up the bottom of the gate so it's not scraping the sidewalk. Recommended replacement of closer or new gate door all together, gate looks bent and bolt at the bottom isn't attached to the spring closer anymore due to broken part. Images attached
Initial Issue Mon 10-13-25 09:12 AM Michael Fernandez	Jennifer sent pictures of the hinge fallen apart. Jacob temporarily put the hinge back on the gate. He will have to go back out with a new u bolt and adjust the height of the gate. Also will bring fobs and a phone.

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



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

Invoice # 17897
Invoice Date 10-01-25
Balance Due \$811.49

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	14.0	\$231.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	\$9.50	33.0	\$313.50
EEN Talk Down License	EEN Talk down (AXIS PA)	\$20.00	3.0	\$60.00
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$65.00	3.0	\$195.00
Late Fee	Late Fee	\$11.99	1.0	\$11.99

Subtotal	\$811.49
Tax	\$0.00
Invoice Total	\$811.49
Payments	\$0.00
Credits	\$0.00
Balance Due	\$811.49





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

admin@flfountains.com

Invoice

Date	Invoice #
9/24/2025	CL-1163

Florida Fountains & Equipment, LLC

PAST DUE

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

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

Other	Warranty Expires	Technician	Customer PO	Due Date
Sept. Cleaning 2025		OH		10/24/2025

Serviced	Description	Qty	U/M	Rate	Amount
9/22/2025	<p>Our tech was onsite to perform and complete the stated work as per approved proposal #2023-1000.</p> <p>Examine control panel Inspect all relays and contactors Inspect time clocks/photo cells to make sure they are functioning properly Meggar test motor and light cables (check cables for moisture)</p> <p>Clean (pressure wash) fountain, nozzle, screen and light fixtures</p> <p>Cleaning to be done: 4 times per year</p> <p>Next scheduled cleaning is December 2025</p> <p>The amp levels are as follows: 5HP RED: 10.1 BLACK: 16.4 YELLOW: 18.7 All lights working Timer set to 7am - 11pm</p>	1		175.00	175.00

Thank you for your business.

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

Terms and Conditions

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

INVOICE

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

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



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

Invoice details

Invoice no.: 1285
Terms: Net 30
Invoice date: 10/21/2025
Due date: 11/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Tree removals end of main blvd	2 trees at end of main blvd need removed. Can have done today if wanted	1	\$900.00	\$900.00

Total **\$900.00**

Ways to pay



[View and pay](#)

INVOICE

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

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



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

Invoice details

Invoice no.: 1290
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Main amenity center playground mulch	80 yards of EWF (engineered wood fiber) mulch at 6" depth is needed at the playground area. \$50 per yard, installed. EWF is what is required for playground areas.	1	\$4,000.00	\$4,000.00

Total **\$4,000.00**

Ways to pay



[View and pay](#)

INVOICE

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

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



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

Invoice details

Invoice no.: 1291
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Soft wash vinyl fence to kill algae	Little elk on both sides of the street's vinyl fencing have algae growth that need to be soft washed (bleach and water with low pressure rinse). Also, a resident in The Maples has complained about the vinyl fence at the dead end. \$1,000 less 25% discount. We can have this done Thursday October 30th while we are doing the main amenity center free cleaning.	1	\$750.00	\$750.00
		Subtotal	Subtotal			\$750.00
		Subtotal	Subtotal			\$0.00

Total **\$750.00**

Ways to pay



[View and pay](#)



Hillsborough County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	10/24/2025	11/14/2025

Summary of Account Charges

Previous Balance	\$766.61
Net Payments - Thank You	\$-766.61
Total Account Charges	\$2,487.31

AMOUNT DUE	\$2,487.31
-------------------	-------------------

Important Message

This account has ACH payment method

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4395900000**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



CYPRESS CREEK OF HILLSBOROUGH CDD
4648 EAGLE FALLS PLACE
TAMPA FL 33619-9613

561 0

DUE DATE	11/14/2025
Auto Pay Scheduled DO NOT PAY	



0043959000001 00002487312



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	10/24/2025	11/14/2025

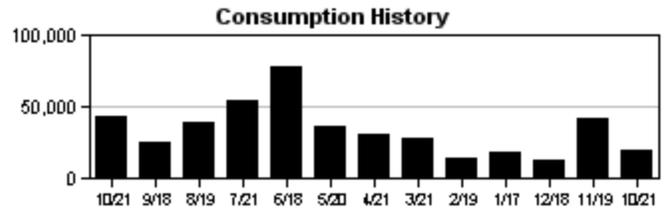
Service Address: 7154 TRENT CREEK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53609529	09/18/2025	54289	10/21/2025	54711	42200 GAL	ACTUAL	WATER
53609528	09/18/2025	17790	10/21/2025	17803	1300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$131.37
Water Base Charge	\$118.31
Water Usage Charge	\$44.81
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$8.48
Total Service Address Charges	\$359.60



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	10/24/2025	11/14/2025

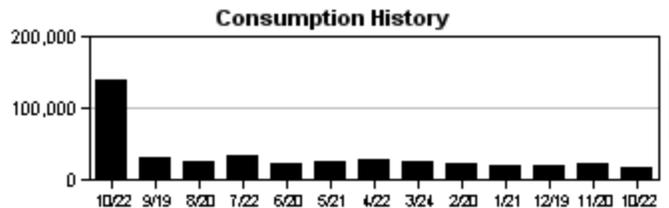
Service Address: 10202 CARP HOLLOW RD

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61040499	09/19/2025	27881	10/22/2025	29256	137500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$415.25
Water Base Charge	\$32.80
Water Usage Charge	\$696.37
Sewer Base Charge	\$80.76
Sewer Usage Charge	\$896.50
Total Service Address Charges	\$2,127.71





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD	6932917329	10/24/2025	11/14/2025

Service Address: 9770 MULBERRY MARSH LN

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54694433	09/19/2025	3857	10/22/2025	3900	4300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$12.99
Water Base Charge	\$20.91
Water Usage Charge	\$4.43
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$28.04

Summary of Account Charges

Previous Balance	\$94.45
Net Payments - Thank You	\$-94.45
Total Account Charges	\$123.00
AMOUNT DUE	\$123.00

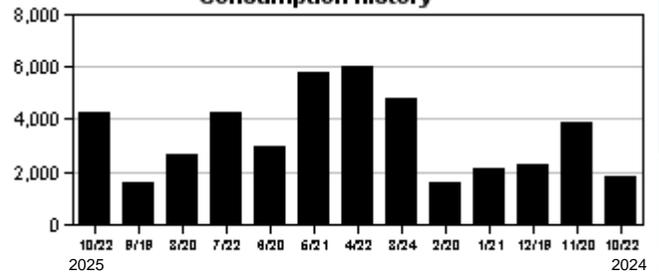
Important Message

This account has ACH payment method

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6932917329



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

2.377 0

DUE DATE	11/14/2025
Auto Pay Scheduled DO NOT PAY	



0069329173293 00000123000

INVOICE

Jason Hepburn
1412 Dark Star Lane
Sun City Center, FL 33573

DATE: October 28, 2025

Bill To:
Cypress Creek Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614

INVOICE: JH102825 ACH

	DESCRIPTION	AMOUNT
Due Upon Receipt	Board of Supervisor Meeting 10/28/25	
	Jason Hepburn	200.00
	TOTAL	\$200.00

INVOICE

Joel Martin
10319 Geese Trail Circle
Sun City Center, FL 33573

rizzettacddinvoices@avidbill.com

DATE: October 28, 2025

Bill To:
Cypress Creek Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614

INVOICE: JM102825 ACH

	DESCRIPTION	AMOUNT
Due Upon Receipt	Board of Supervisor Meeting 10/28/25	
	Joel Martin	200.00
	TOTAL	\$200.00



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

Invoice #: 68032984
Account #: 9483891
Dated: Nov 21, 2025

Purchase Order

Description	Amount	Discount	Tax	Adjustment	Total
Comm Pest Prevention	\$60.00	(\$0.00)	\$0.00	\$0.00	\$60.00
Invoice Total:					\$60.00



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

Invoice #: 68047411
Account #: 9483891
Dated: Nov 21, 2025

Purchase Order

Description	Amount	Discount	Tax	Adjustment	Total
Comm Pest Prevention	\$120.00	(\$0.00)	\$0.00	\$0.00	\$120.00
Invoice Total:					\$120.00



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

Invoice #: 68097622
Account #: 9483891
Dated: Nov 21, 2025

Purchase Order

Description	Amount	Discount	Tax	Adjustment	Total
Comm Pest Prevention	\$100.00	(\$0.00)	\$0.00	\$0.00	\$100.00
Invoice Total:					\$100.00

INVOICE

Nancy Fauci
10316 Geese Trail Circle
Sun City Center, FL 33573

DATE: October 28, 2025

Bill To:
Cypress Creek Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614

INVOICE: NF102825 ACH

	DESCRIPTION	AMOUNT
Due Upon Receipt	Board of Supervisor Meeting 10/28/25	
	Nancy Fauci	200.00
	TOTAL	\$200.00



Owens Electric, Inc.
 2242 Industrial Blvd
 Sarasota, Florida 34234
 (941) 355-0035
 Service@Owens-Electric.com
 EC13002293 & EC13009131

Invoice 36642748
 Invoice Date 10/14/2025
 Completed Date 10/14/2025
 Payment Term Due Upon Receipt
 Due Date 10/14/2025

Billing Address

Cypress Creek CDD
 3434 Colwell Avenue #UNIT 200
 Tampa, FL 33614 USA

Job Address

Cypress Creek Community
 7154 Trent Creek Drive
 Sun City Center, FL 33573 USA

Description of work

Arrived on site due to the irrigation still not kicking on. We completed a voltage reading. The test we performed was only for approximately 15 minutes on the power provider's side of the meter. We also performed the same voltage test at the main electrical circuit breaker panel.

Both tests confirmed a significant voltage change. Each test confirmed incoming voltages to be between 245 volts and 238 volts with a rapid change. I strongly recommend installing a power recorder for a week so that we have proof of this problem with your electrical provider.

Service #	Description	Quantity	Your Price	Total
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	\$165.00	\$165.00

Sub-Total	\$165.00
Tax	\$0.00
Total	\$165.00
Payment	\$0.00
Balance Due	\$165.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Date 10/14/2025

I find and agree that all work performed by Owens Electric, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 6467
Date: 11/04/2025
Due On: 12/04/2025

Cypress Creek Community Development District
monolan@rizzetta.com
cddinvoice@rizzetta.com
4648 Eagle Falls Place
Tampa, Florida 33619

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(\$0.00	+	\$2,197.00)- (\$0.00)=	\$2,197.00

CypressCreek

District Attorney Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	10/01/2025	Review current dog waste station provider agreement and exchange e-mails with Chairman and Manager re: termination of services and required notice.	0.25	\$338.00	\$84.50
Service	AHC	10/03/2025	Exchange e-mails re: alleged SWFMD violation and tele-conv. with Chairman. Tele-conv. with District Manager re: pet station contract issues.	0.75	\$338.00	\$253.50
Service	AHC	10/06/2025	Review response re: Water Use Permit issues.	0.25	\$338.00	\$84.50
Service	AHC	10/08/2025	Review and execute DEO annual reporting form and prepare correspondence to District Manager to coordinate payment of annual fee.	0.25	\$338.00	\$84.50
Service	AHC	10/10/2025	Exchange e-mails re: SWFMD violation related to Water Use Permit.	0.25	\$338.00	\$84.50
Service	AHC	10/21/2025	Initial review of agenda package for 10/28 CDD meeting.	0.25	\$338.00	\$84.50
Service	AHC	10/28/2025	Continued review of agenda package	4.00	\$338.00	\$1,352.00

and prepare for CDD meeting. Tele-conv. with Chair and exchange e-mails with management re: pending items. Final preparation for meeting and attend meeting virtually.

Service	AHC	10/29/2025	Follow-up on action items from 10/28 CDD meeting.	0.25	\$338.00	\$84.50
Service	AHC	10/31/2025	Review Ballenger irrigation proposal and forward towing information to District Manager.	0.25	\$338.00	\$84.50

Subtotal **\$2,197.00**

Total **\$2,197.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6467	12/04/2025	\$2,197.00	\$0.00	\$2,197.00
Outstanding Balance				\$2,197.00
Total Amount Outstanding				\$2,197.00

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

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

INVOICE

Reece Thomas
4443 Eternal Prince Dr
Ruskin, FL 33573

DATE: October 28, 2025

Bill To:
Cypress Creek Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614

INVOICE: RT102825

	DESCRIPTION	AMOUNT
Due Upon Receipt	Board of Supervisor Meeting 10/28/25	
	Reece Thomas	200.00
	TOTAL	\$200.00

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

Invoice

Date	Invoice #
11/2/2025	INV0000104551

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,833.33	\$1,833.33
Administrative Services	1.00	\$366.67	\$366.67
Annual Dissemination Services	1.00	\$166.67	\$166.67
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections Services	1.00	\$366.67	\$366.67
Landscape Consulting Services	1.00	\$1,300.00	\$1,300.00
Management Services	1.00	\$2,016.67	\$2,016.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$6,250.01
		Total	\$6,250.01

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

Invoice

Date	Invoice #
11/7/2025	INV0000104608

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,250.00	\$1,250.00
Personnel Reimbursement	1.00	\$8,029.23	\$8,029.23
Subtotal			\$9,279.23
Total			\$9,279.23

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

Invoice

Date	Invoice #
11/1/2025	INV0000104801

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



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

Description	Qty	Rate	Amount
EE RECRUITING	188.06	\$1.00	\$188.06
Enumerate (Community App)	403.80	\$1.00	\$403.80
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	87.50	\$1.00	\$87.50
Subtotal			\$729.36
Total			\$729.36

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

Invoice

Date	Invoice #
11/21/2025	INV0000105101

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$8,178.75	\$8,178.75
Subtotal			\$8,178.75
Total			\$8,178.75

Cypress Creek CDD
Meeting Date: 09-23-2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Jason Hepburn	✓
Nancy Fauci	✓
Reese Thomas	✓
Robens Petit Homme	✓
Joel Martin	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	7:00
Meeting End Time:	8:44
Total Meeting Time:	

Time Over _____ (3) Hours:	
------------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____





Invoice

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

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

Installation Address
Cypress Creek CDD 15592 Cypress Creek Blvd Ruskin, FL 33573

P.O. No.	Date	Invoice #	Due Date	Acct #
	11/01/2025	20882	12/01/2025	VID0217/218/219

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

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

Securiteam is now a part of Safetouch!

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

Total Due:	\$3,125.00
Due Date:	9/30/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	9/30/2025		7/31/2025	7/30/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$3,125.00
Tax Total	\$0.00
Total	\$3,125.00
Amount Paid	\$0.00
Amount Due	\$3,125.00

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States

[Click here](#) to view our W-9.



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

Signal 88, LLC

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

BILL TO

Cypress Creek of Hillsborough CDD

7154 Trent Creek Dr
Ruskin, FL 33573

INVOICE

Invoice Number: US_29482
Invoice Date: 2025-05-01
Due Date: 2025-05-16
Terms: NET15
Customer ID: 94644
Customer PO:

Amount Due: \$6,338.24
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
2025-05-01-2025-05-31	Dedicated Security Officer - Extra Job : : Service Location: Cypress Creek of Hillsborough CDD	12	\$37.00	\$444.00
2025-05-01-2025-05-31	Roving Patrol Tours - Cypress Patrol : : Service Location: Cypress Creek of Hillsborough CDD	140	\$25.00	\$3,500.00
2025-05-01-2025-05-31	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	64	\$37.41	\$2,394.24

Subtotal	\$6,338.24
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (0.5)	\$0.00
Total	\$6,338.24

EFT Remittance: American National Bank: 104000854 Account 320166747
Please include Invoice number & Customer ID with payment remittance
Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you with peace of mind.



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

Signal 88, LLC

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

BILL TO

Cypress Creek of Hillsborough CDD

7154 Trent Creek Dr
Ruskin, FL 33573

INVOICE

Invoice Number: US_94434
Invoice Date: 2025-11-01
Due Date: 2025-11-16
Terms: NET15
Customer ID: 94644
Customer PO:

Amount Due: \$9,060.30
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
2025-11-01-2025-11-30	Roving Patrol Tours - Cypress Patrol : Service Location: Cypress Creek of Hillsborough CDD	140	\$34.50	\$4,830.00
2025-11-01-2025-11-30	Roving Patrol Tours - Cypress Patrol - Holiday : Service Location: Cypress Creek of Hillsborough CDD	10	\$51.75	\$517.50
2025-11-01-2025-11-30	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	80	\$37.41	\$2,992.80
2025-11-01-2025-11-30	Dedicated Security Officer - Extra Job : : Service Location: Cypress Creek of Hillsborough CDD	30	\$24.00	\$720.00

Subtotal	\$9,060.30
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$9,060.30

EFT Remittance: American National Bank: 104000854 Account 320166747
Please include Invoice number & Customer ID with payment remittance
Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you with peace of mind.



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI215387
 Invoice Date: 11/1/2025

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

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

Ship Via
 Ship Date 11/1/2025
 Due Date 12/1/2025
 Terms Net 30

Customer ID 7501
 P.O. Number
 P.O. Date 11/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2025 - 11/30/2025 Cypress Creek/Hils Ctycdd-Lake-ALL		1	1	1,985.42	1,985.42

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,985.42

Subtotal: 1,985.42
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 1,985.42



CYPRESS CREEK OF HILLSBOROUGH
 10008 MERRY FAWN CT, A
 SUN CITY CENTER, FL 33573-6784

Statement Date: October 17, 2025

Amount Due: \$339.18

Due Date: November 07, 2025

Account #: 221006799029

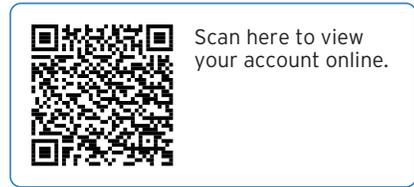
FINAL INVOICE

DO NOT PAY. Your account will be drafted on November 07, 2025

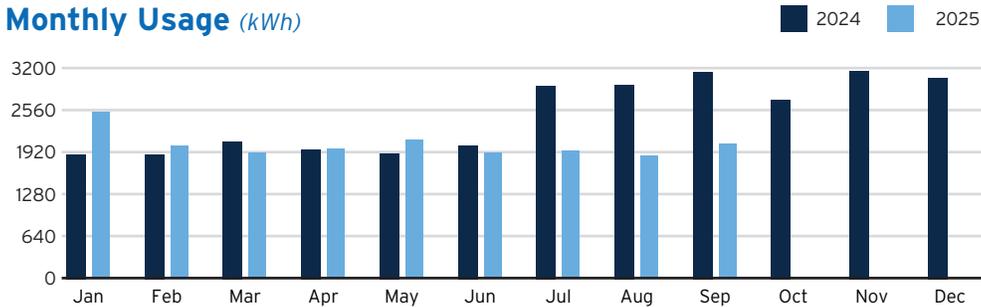
Account Summary

Current Service Period: August 30, 2025 - September 30, 2025	
Previous Amount Due	\$308.95
Payment(s) Received Since Last Statement	-\$308.95
Miscellaneous Credits	-\$369.00
Credit balance after payments and credits	-\$369.00
Current Month's Charges	\$708.18
Amount Due by November 07, 2025 \$339.18	

- Your Energy Insight**
- Your average daily kWh used was **34.02% lower** than the same period last year.
 - Your average daily kWh used was **0% higher** than it was in your previous period.



Monthly Usage (kWh)



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.

TampaElectric.com/BizSavingsTips



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

Account #: 221006799029

Due Date: November 07, 2025

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

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

Amount Due: \$339.18

Payment Amount: \$ _____

668668255998

Your account will be drafted on November 07, 2025

CYPRESS CREEK OF HILLSBOROUGH
 18842 N. DALE MABRY HWY
 LUTZ, FL 33548

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

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



Service For:
 10008 MERRY FAWN CT
 A, SUN CITY CENTER, FL 33573-6784

Account #: 221006799029
Statement Date: October 17, 2025
Charges Due: November 07, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000491573	09/30/2025	28,613		26,563		2,050 kWh	1	32 Days

Charge Details

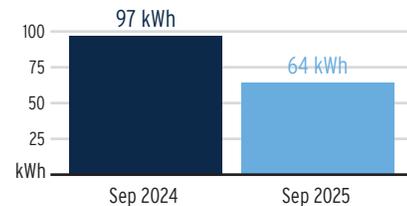
Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	2,050 kWh @ \$0.08641/kWh		\$177.14
Fuel Charge	2,050 kWh @ \$0.03391/kWh		\$69.52
Storm Protection Charge	2,050 kWh @ \$0.00577/kWh		\$11.83
Clean Energy Transition Mechanism	2,050 kWh @ \$0.00418/kWh		\$8.57
Storm Surcharge	2,050 kWh @ \$0.02121/kWh		\$43.48
Florida Gross Receipt Tax			\$8.48
Electric Service Cost			\$339.18

Installments & Adjustments	
Miscellaneous Adjustments	\$369.00

Total Current Month's Charges \$708.18

Miscellaneous Credits	
Deposit Refund	-\$369.00
Total Current Month's Credits	-\$369.00

Avg kWh Used Per Day



Important Messages

Final Invoice. Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.

Adjusted Bill. Please review your billing details for past charges that have been billed and/or adjusted appropriately.

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK K PH 3
RUSKIN, FL 33573

Statement Date: October 24, 2025

Amount Due:	\$335.34
Due Date:	November 14, 2025
Account #:	221009579147

DO NOT PAY. Your account will be drafted on November 14, 2025

Account Summary

Current Service Period: September 20, 2025 - October 20, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$335.34
Amount Due by November 14, 2025	\$335.34

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



Scan here to view your account online.

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.



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



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

Account #: 221009579147
Due Date: November 14, 2025

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

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

Amount Due:	\$335.34
Payment Amount:	\$ _____

645211616316

Your account will be drafted on November 14, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
18842 N DALE MABRY HWY
LUTZ, FL 33548-4978

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

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



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

Account #: 221009579147
Statement Date: October 24, 2025
Charges Due: November 14, 2025

Service Period: Sep 20, 2025 - Oct 20, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	189 kWh @ \$0.03412/kWh	\$6.45
Fixture & Maintenance Charge	7 Fixtures	\$147.77
Lighting Pole / Wire	8 Poles	\$170.88
Lighting Fuel Charge	189 kWh @ \$0.03363/kWh	\$6.36
Storm Protection Charge	189 kWh @ \$0.00559/kWh	\$1.06
Clean Energy Transition Mechanism	189 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	189 kWh @ \$0.01230/kWh	\$2.32
Florida Gross Receipt Tax		\$0.42
Lighting Charges		\$335.34

Total Current Month's Charges \$335.34

Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK OF HC CDD
19 19TH AVE NW
RUSKIN, FL 33570-0000

Statement Date: October 27, 2025

Amount Due:	\$11,640.95
Due Date:	November 17, 2025
Account #:	211003934828

DO NOT PAY. Your account will be drafted on November 17, 2025

Account Summary

Current Service Period: September 23, 2025 - October 21, 2025	
Previous Amount Due	-\$0.52
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$0.52
Current Month's Charges	\$11,641.47
Amount Due by November 17, 2025	\$11,640.95

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



Scan here to view your account online.

DON'T BE FOOLED!

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



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

Account #: 211003934828
Due Date: November 17, 2025

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

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

Amount Due:	\$11,640.95
Payment Amount:	\$ _____

616816634423

Your account will be drafted on November 17, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK OF HC CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 19 19TH AVE NW
 RUSKIN, FL 33570-0000

Account #: 211003934828
Statement Date: October 27, 2025
Charges Due: November 17, 2025

Service Period: Sep 23, 2025 - Oct 21, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	6392 kWh @ \$0.03412/kWh	\$218.10
Fixture & Maintenance Charge	268 Fixtures	\$5403.96
Lighting Pole / Wire	270 Poles	\$5673.24
Lighting Fuel Charge	6392 kWh @ \$0.03363/kWh	\$214.96
Storm Protection Charge	6392 kWh @ \$0.00559/kWh	\$35.73
Clean Energy Transition Mechanism	6392 kWh @ \$0.00043/kWh	\$2.75
Storm Surcharge	6392 kWh @ \$0.01230/kWh	\$78.62
Florida Gross Receipt Tax		\$14.11
Lighting Charges		\$11,641.47

Total Current Month's Charges **\$11,641.47**

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK J PH 1 & 2, LIGHTS
RUSKIN, FL 33570

Statement Date: October 27, 2025

Amount Due: \$2,428.90

Due Date: November 17, 2025

Account #: 221007595426

DO NOT PAY. Your account will be drafted on November 17, 2025

Account Summary

Current Service Period: September 23, 2025 - October 21, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$2,428.90
Amount Due by November 17, 2025	\$2,428.90

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



Scan here to view your account online.

DON'T BE FOOLED!

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TampaElectric.com/Scam.

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

Account #: 221007595426

Due Date: November 17, 2025

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

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

Amount Due: \$2,428.90

Payment Amount: \$ _____

634100560389

Your account will be drafted on November 17, 2025

CYPRESS CREEK OF HILLSBOROUGH CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 CYPRESS CREEK J PH 1 & 2
 LIGHTS, RUSKIN, FL 33570

Account #: 221007595426
Statement Date: October 27, 2025
Charges Due: November 17, 2025

Service Period: Sep 23, 2025 - Oct 21, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1175 kWh @ \$0.03412/kWh	\$40.09
Fixture & Maintenance Charge	61 Fixtures	\$1022.21
Lighting Pole / Wire	61 Poles	\$1302.96
Lighting Fuel Charge	1175 kWh @ \$0.03363/kWh	\$39.52
Storm Protection Charge	1175 kWh @ \$0.00559/kWh	\$6.57
Clean Energy Transition Mechanism	1175 kWh @ \$0.00043/kWh	\$0.51
Storm Surcharge	1175 kWh @ \$0.01230/kWh	\$14.45
Florida Gross Receipt Tax		\$2.59
Lighting Charges		\$2,428.90

Total Current Month's Charges \$2,428.90

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free: **866-689-6469**

All Other

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:
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Energy-Saving Programs:
 813-275-3909

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Times Publishing Company
P.O. Box 1121
St. Petersburg, FL 33731

Tampa Bay Times

tampabay.com

Account Rep:
Credit: 727-893-8282
Fed Tax ID: 59-0482470

ACCOUNT NUMBER
TB309979

BILLING PERIOD
10/1/25-10/31/25

AMOUNT DUE:
\$1,295.62

CUSTOMER SUMMARY FOR
CYPRESS CREEK CDD

ACCOUNT NAME
CYPRESS CREEK CDD
GMS
4530 EAGLE FALLS PL # GMS
TAMPA, FL 33619-9611

RECEIVED
NOV 10 2025

BY:

PERIOD ENDING	10/31/25
PREVIOUS BALANCE	\$3,017.00
CURRENT CHARGES	\$0.00
ADJUSTMENTS	\$0.00
PAYMENTS	\$(1,721.38)
BALANCE DUE	\$1,295.62

Sales Rep: Unassigned Rep

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Publication	Class Section	Description PO Number	Ins	Size Quantity	Net Amount
					Open Item Balance Forward			\$1,295.62
10/14/25					Payment Check # 300054			\$(1,721.38)

Tampa Bay Times

tampabay.com

Amount due: \$1,295.62

Due Date: 11/30/2025

Amount Paid: _____

Billing Date					
10/31/2025					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
10/1/25-10/31/25	CYPRESS CREEK CDD	TB309979			\$0.00
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$1,295.62	\$0.00	\$0.00	\$0.00	\$1,295.62	\$0.00

CYPRESS CREEK CDD
GMS
4530 EAGLE FALLS PL # GMS
TAMPA, FL 33619-9611

PLEASE UPDATE
MAILING
RECORDS / ADDRESSES
←

REMIT TO:
TIMES PUBLISHING COMPANY
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396



RECEIVED
NOV - 6 2025

0 CYPRESS CREEK CDD 0

BY:

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$7,782.00
Statement Closing Date	October 31, 2025
Days in Billing Cycle	31
Previous Balance	\$1,084.91
Payments & Credits	\$1,704.88
Purchases & Other Charges	\$2,643.31
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$2,023.34

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$2,023.34
Minimum Payment Due	\$2,023.34
Payment Due Date	November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,084.91-
10/27	10/27	F1515009C00CHGDDA JENNIFER DUNN	AUTOMATIC PAYMENT - THANK YOU	1,084.91-
			TOTAL	\$2,023.34
10/02	10/02	02305378L00H1F5WH	PUBLIX #732 SUN CITY CENT FL MCC: 5411 MERCHANT ZIP: 33573	3.39
10/08	10/08	55432868T5VLRK0B	AMAZON MKTPL*NF00D2CL1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	9.91
10/09	10/09	55432868S5W6Z3L1Q	AMAZON MKTPL*NF76L7GQ1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	111.16
10/11	10/11	05416018W43AQ6AFT	SAMSCLUB #4801 RIVERVIEW FL MCC: 5300 MERCHANT ZIP:	211.63
10/11	10/11	55432868W5WM56KSN	AMAZON MKTPL*NF5DE0JS2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	50.14
10/12	10/12	05436848YBLJA1XLT	WM SUPERCENTER #1203 WIMAUMA FL	35.73

Transactions continued on next page

1080 0001 TVH 001 7 31 251031 0 PAGE 1 of 3 10 1515 0000 BASE 649

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	November 25, 2025
New Balance	\$2,023.34
Minimum Payment Due	\$2,023.34
Past Due Amount	\$0.00
Amount Enclosed:	\$ <input type="text"/>

Make Check
Payable to:

0 CYPRESS CREEK CDD 0
CYPRESS CREEK OF HILLSBOROUGH COUN
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

649

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00202334002023348

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/14	10/14	55432868Z5XTQ2VJD	MCC: 5411 MERCHANT ZIP: 33598 AMAZON.COM*NF5AO8982 AMZN.COM/BILL WA	198.99
10/15	10/15	5543286905Y63HQRL	MCC: 5942 MERCHANT ZIP: AMAZON.COM*NM5ZG5KD0 AMZN.COM/BILL WA	99.97
10/15	10/15	5543286905Y67QNR	MCC: 5942 MERCHANT ZIP: B2B PRIME*NM4W41432 AMZN.COM/BILL WA	9.99
10/16	10/16	5543286915YB7BHJN	MCC: 5968 MERCHANT ZIP: AMAZON MKTPL*NM3R12NY2 AMZN.COM/BILL WA	31.98
10/16	10/16	5543286915YF4HV1Z	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*NM4SJ3IRO AMZN.COM/BILL WA	300.80
10/16	10/16	5543286915YGWZX61	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	9.99
10/20	10/20	555465095F5N8K93E	MCC: 5942 MERCHANT ZIP: SMARTSIGN BROOKLYN NY	300.53
10/20	10/20	827111696EHM8D005	MCC: 5399 MERCHANT ZIP: RARE BIRD ART STUDIO, RIVERVIEW FL	300.00
10/21	10/21	5543286965ZY6D2FY	MCC: 7929 MERCHANT ZIP: SPECTRUM MOBILE 855-707-7328 MO	20.00
10/21	10/21	52707159709FHS480	MCC: 4899 MERCHANT ZIP: THE HOME DEPOT #6951 RUSKIN FL	264.90
10/22	10/22	052270297EHWHA0PG	MCC: 5200 MERCHANT ZIP: 33573000 ADAPTIVE SPECILATIES L WESTERVILLE OH	59.98
10/23	10/23	05416019843A6EDT9	MCC: 5047 MERCHANT ZIP: WAL-MART #1203 WIMAUMA FL	10.94
10/23	10/23	55432869860GT2235	MCC: 5411 MERCHANT ZIP: AMAZON MKTPL*NU6R129G1 SEATTLE WA	159.99
10/24	10/24	554328699612ESNKS	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS SEATTLE WA CREDIT	159.99
10/27	10/27	55432869Q6220HRK0	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS SEATTLE WA CREDIT	449.99
10/29	10/29	55432869E62K88GFB	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*NK7A45OW0 SEATTLE WA	119.99
10/29	10/29	55432869E62P5K37J	MCC: 5942 MERCHANT ZIP: AMAZON.COM*N43SR6XP2 SEATTLE WA	237.39
10/31	10/31	55432869G633L41XY	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*NK3YZ2E60 SEATTLE WA	105.90

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,023.34 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$2.71	THE MORE YOU SPEND, THE MORE YOU EARN \$0-\$500,000 = 0.25% \$500,001-\$1,500,000 = 0.60% \$1,500,00-\$4,000,000 = 0.75% \$4,000,001-\$12,500,000 = 0.90% \$12,500,001+ = 1.00%
Cashback Earned this Statement	\$5.06	
New Cashback Balance	\$7.77	
Your cashback will be award on	Sep 2026	

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.



Cypress Creek CDD
 Civil E. Card
For the Month
 Limit \$2,500.00
 OCT 2025

All Expenses must be supported by receipts in order to be eligible for reimbursement.
 Attach all receipts to this form.

Date	Vendor Name	Description	Amount	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Other	Other	Parks & Recs
				Maintenance & Repair	Office Supplies	Vehicle Maintenance	Pool Repair	Community Parking/Street Repair	Facility Supplies	Landscape Maintenance	Guard & Gate Maintenance	Special Events
10/2/2025	Publix	water bottles for staff/food & cond volunteers	3.39		3.39							
10/8/2025	Amazon	Paint Kit for Pumpkin Scavenger Hunt	9.91									9.91
10/9/2025	Amazon	Costs for pumpkins/pebbles/pebbles/pebbles for volunteers/hibb/col/les/pumpkin signs	111.14									111.14
10/11/2025	Sam's Club	Costs to fill Goodie Bags for Fall Festival	211.43									211.63
10/11/2025	Amazon	Folding Table for Event	50.14									50.14
10/13/2025	Amazon	Speakers for Event	198.99									198.99
10/13/2025	Adaptive Specities, LLC	Donating Harness Replacement	59.98					59.98				
10/20/2025	Smart Sign	3. Winter Park Signage - signages for Mingles	300.53					300.53				
10/16/2025	Amazon	Business Pines for the year - free shipping	9.99						9.99			
10/12/2025	Wal-Mart	9. Pumpkins for the Scavenger Hunt	35.73									35.73
10/15/2025	Amazon	Specker Monitor for Computer	99.97									
10/16/2025	Amazon	Replacement Foam Ding for Combs/Boats/Moore Pad	31.98									31.98
10/16/2025	Amazon	Boat Mini PC/Windows Keyboard and Mouse	300.80		300.80							
10/21/2025	Home Depot	Facility Tools to have on hand Good Tools for community	244.90							244.90		
10/21/2025	Amazon	Erection Ladder for on-site maintenance	159.99							159.99		
10/21/2025	Specimen Mobile	1 - spot service	20.00									20.00
10/21/2025	Specimen Mobile	1 - spot service	300.00									300.00
10/20/2025	Bare Hill Art Studio	Face paint for the Fall Fest	10.94						10.94			
10/23/2025	Wal-Mart	2 cases of water for the Thanksgiving	119.99									
10/29/2025	Amazon	HP-INK Replacement Cartridge - Black Ink and Color Ink	237.39							237.39		
10/29/2025	Amazon	SD holder	-159.99							-159.99		
10/24/2025	Amazon	Refund for Erection ladder for on-site maintenance - won't work	-449.99									
10/27/2025	Amazon	Refund for HP Computer - defective item	105.90									
10/29/2025	Amazon	2. Replacement Vent for Mingles Bathroom Door	-0.99									
10/16/2025	Amazon	Refund for cable splitter - did not work										
TOTAL	001-10202		2,023.34	105.90	64.17	0.00	0.00	300.53	603.20	0.00	0.00	949.54

Checked Receipt Reprint

to close the month out ending

DM Approval: _____
 Date: _____

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

	<input type="checkbox"/>	TRANSACTION DATE	POST DATE	CARDHOLDER	CARD	MERCHANT	BILLING AMOUNT	TRANS
1	<input type="checkbox"/>	10/02/25	10/02/25	JENNIFER DUNN	*****2233	publix 732	3.39 USD	
1	<input type="checkbox"/>	10/08/25	10/08/25	JENNIFER DUNN	*****2233	amazon mktplnf00d2cl1	9.91 USD	
6	<input type="checkbox"/>	10/09/25	10/09/25	JENNIFER DUNN	*****2233	amazon mktplnf76l7gq1	111.16 USD	
	<input type="checkbox"/>	10/11/25	10/11/25	JENNIFER DUNN	*****2233	samsclub 4801	211.63 USD	
1	<input type="checkbox"/>	10/11/25	10/11/25	JENNIFER DUNN	*****2233	amazon mktplnf5de0js2	50.14 USD	
	<input type="checkbox"/>	10/12/25	10/12/25	JENNIFER DUNN	*****2233	wm supercenter 1203	35.73 USD	
1	<input type="checkbox"/>	10/14/25	10/14/25	JENNIFER DUNN	*****2233	amazon.comnf5ao8982	198.99 USD	
1	<input type="checkbox"/>	10/15/25	10/15/25	JENNIFER DUNN	*****2233	amazon.comnm5zg5kd0	99.97 USD	
1	<input type="checkbox"/>	10/15/25	10/15/25	JENNIFER DUNN	*****2233	b2b primenm4w41432	9.99 USD	
2	<input type="checkbox"/>	10/16/25	10/16/25	JENNIFER DUNN	*****2233	amazon mktplnm3r12ny2	31.98 USD	
	<input type="checkbox"/>	10/16/25	10/16/25	JENNIFER DUNN	*****2233	amazon mktplace pmts	-9.99 USD	
2	<input type="checkbox"/>	10/16/25	10/16/25	JENNIFER DUNN	*****2233	amazon mktplnm4sj3ir0	300.80 USD	
1	<input type="checkbox"/>	10/20/25	10/20/25	JENNIFER DUNN	*****2233	smartsign	300.53 USD	
1	<input type="checkbox"/>	10/20/25	10/20/25	JENNIFER DUNN	*****2233	rare bird art studio	300.00 USD	
	<input type="checkbox"/>	10/21/25	10/21/25	JENNIFER DUNN	*****2233	spectrum mobile	20.00 USD	
17	<input type="checkbox"/>	10/21/25	10/21/25	JENNIFER DUNN	*****2233	the home depot 6951	264.90 USD	
	<input type="checkbox"/>	10/22/25	10/22/25	JENNIFER DUNN	*****2233	adaptive specilaties l	59.98 USD	

1	<input type="checkbox"/>	10/29/25	10/29/25	JENNIFER DUNN	*****2233	amazon mktplnk7a45ow0	119.99 USD
---	--------------------------	----------	----------	---------------	-----------	-----------------------	------------

10/29/25

amazon. 105.90 -

Show

50

Rows 1 - 23 of 23

1

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Publix

Kings Crossing
4854 Sun City Center Blvd
Sun City Center, FL 33573
Store Manager: Kim
813-633-3440



How do you
get more

ZEPHYRHILLS WATER	3.39	F
ZEPHYRHILLS WATER	3.39	F
Promotion	-3.39	F
Order Total	3.39	
Sales Tax	0.00	
Grand Total	3.39	
Credit Payment	3.39	
Change	0.00	
Savings Summary		
Special Price Savings	3.39	

Your Savings at Publix	3.39	*
		*

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 03081 92213 10/21/25 10:54 AM
SALE CASHIER DEBRA

073257132428 TRASH BAGS <A>	24.97N
HUSKY 42G CONTRACTOR TRASHBAG 32PK	
026155914596 1GAL SPRAYER <A>	12.47N
HDX 1GAL SPRAYER	
015812730033 100PKPFLAG <A>	9.97N
FMP 3.5"X2.5" PINK STAKE FLAGS 100PK	
88 0058665 U-BOLT <A>	4.71N
U-BOLT ZINC 3/8 X 4-7/8 1PC	
033287191635 RYB65PCDIDK <A>	23.27N
RYB 55PC DRILLING/IMPACT DRIVING KIT	
820909939460 PLIERS <A>	16.97N
HUSKY 9IN LINESMAN PLIERS	
045242509188 L-REDWKGLVS <A>	5.47N
MKE RED L CUT 1 GLOVE	
194767000721 25 HSKY TAPE <A>	9.97N
HUSKY 25FT TAPE MEASURE	
079567490029 WD-40 8OZ <A>	6.75N
WD-40 MP LUBE & PENETRANT 8OZ	
045242511426 SHOCKWAVE SE <A>	10.97N
MKE SHOCKWAVE 9PC 1" SECURITY INSERT	
755625047427 4LB ENGHAM <A>	21.34N
HUSKY 4LB ENGINEER HAMMER FGL	
070183000340 RU REFILL <A>	
ROUNDUP W&GK4 REFILL	
2@15.97	31.94N
092097213326 TEKS 1-1/2" <A>	14.57N
TEKS HWH DRL PT SCREW 10X1-1/2" 90PK	
033287225422 RYB18VDRLKIT <A>	49.97N
RYB 18V ONE+ 3/8 IN. DRILL/DRIVER KI	
020065221379 SPRAY PNT <A>	
PRO 2X MARK FLRSCNT ORANGE 15OZ	
2@10.78	21.56N

Receipt ID: 0732 A20 777 506

PREST0!
Trace #: 775646
Reference #: 1051010766
Acct #: XXXXXXXXXXXX2233
Purchase Mastercard
Amount: \$3.39
Auth #: 002933

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Contactless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1
10/02/2025 15:14 S0732 R177 7506 00777

SUBTOTAL	264.90
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$264.90
XXXXXXXXXXXX2233 MASTERCARD	USD\$ 264.90
AUTH CODE 021008/7810978	TA
Chip Read	
AID A0030000041010	Mastercard

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Publix Super Markets, Inc.



P.O.#/JOB NAME: 0
6951 10/21/25 10:54 AM



RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/19/2026

Give us feedback @ survey.walmart.com
Thank you! ID #:7VR1KSF0YWS

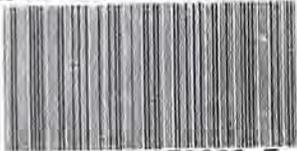


WM Supercenter
813-633-1467 Mgr. MARK
4928 STATE ROAD 674
WIMAUMA FL 33598

01203 OP# 009008 TE# 08 TR# 04503

ITEMS SOLD 2

TC# 2360 4871 4082 1087 9684



40PK 078742279090 F 5.47 N
40PK 078742279090 F 5.47 N

SUBTOTAL 10.94
TOTAL 10.94
MCARD TEND 10.94
CHANGE DUE 0.00

MASTERCARD- 2233 I 1 APPR#023199
10.94 TOTAL PURCHASE
REF # 529673305993
AID A0000000041010
TERMINAL # 54475897
Signature Required
10/23/25 18:00:51

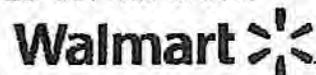


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10/23/25 18:00:59

Give us feedback @ survey.walmart.com
Thank you! ID #:7VROF8F0YQF

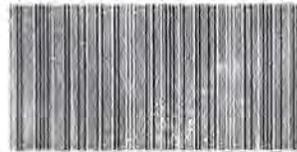


WM Supercenter
813-633-1467 Mgr. MARK
4928 STATE ROAD 674
WIMAUMA FL 33598

ST# 01203 OP# 009007 TE# 07 TR# 04337

ITEMS SOLD 1

TC# 1268 8636 8496 2691 1728



PUMPKIN 000000047350 F
9 AT 1 FOR 3.97 35.73 N

SUBTOTAL 35.73
TOTAL 35.73
MCARD TEND 35.73
CHANGE DUE 0.00

MASTERCARD- 2233 I 1 APPR#012826
35.73 TOTAL PURCHASE
REF # U550jX564375
AID A0000000041010
TERMINAL # 27105080
*No Signature Required
10/12/25 14:54:51



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with Walmart+

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10/12/25 14:54:57



How doers
get more done.



How doers
get more done.

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

00010 51754 10/31/25 01:11 PM
CASHIER MIREILLE

5124130 10#QUICK SET <A>
LB QUIKRETE QUICK-SETTING CEMENT 21.94N
10.97
17103844 POST HOLE DG <A> 49.97N
HUSKY POST HOLE DIGGER W/DEPTH GAUGE

SUBTOTAL 71.91
SALES TAX 0.00
TAX EXEMPT
TOTAL \$71.91
XXXXXXXXXX2233 MASTERCARD USD\$ 71.91
CODE 031606/7103605 TA
actless
A0000000041010 Mastercard

#/JOB NAME: MAPLES
1 10/31/25 01:11 PM



6951 10 51754 10/31/2025 9517

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 01/29/2026

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00054 50242 10/31/25 10:44 AM
SALE CASHIER JACOB

192968029473 A19 4PK <A>
ECS (60W) A19 SMT 6CCT 4PK DIM CA 19.96N
2@9.98
037103307378 STUBBY SET <A,S> 19.97N
HUSKY STUBBY WRENCH/SOCKET SET
037103367389 20PC SAE/MM <A> 79.97N
HUSKY 20PC SAE/MM COMBO RTCHT WRNCH
XBO HEX BOLT <A>
HEX BOLT BLACK 5/16 -18 X 1 (XBO) 1.60N
4@0.40
1006-836-817 HEX NUT <A>
HEX NUT BLACK 1/4-20 (XBY) 0.84N
4@0.21

SUBTOTAL 122.34
SALES TAX 0.00
TAX EXEMPT
TOTAL \$122.34
XXXXXXXXXXXX2233 MASTERCARD USD\$ 122.34
AUTH CODE 031777/7541148 TA
Chip Read
AID A0000000041010 Mastercard

P.O.#/JOB NAME: ORCCHIDS
6951 10/31/25 10:44 AM



6951 54 50242 10/31/2025 1024

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/29/2026

Black Plastic Training Cones, Agility Soccer Cones, Indoor Outdoor and Festive Events Field Marker Agil **\$9.98**

Football, Basketball

)

Table Cloth - 4 Pack 54" x 108" Rectangle Disposable Tablecloths for 6FT Tables, Waterpro **\$6.99**

Party & Gathering Use

(e)

String Treat Bags - 120 Durable Candy & Goodie Bags with 12 Fun Designs for Trick-or-Treat, Hal **\$12.79**

lowers & Kids

High Visibility Construction Vest with 2 Reflective Strips, Working Vest for Outdoor One Size **\$35.14**

(file)

Ring Toss Game for Kids and Outdoor Toss Rings for Speed and Agility Practice Game, Random **\$8.99**

(profile)

your address

Shipped on October 7, 2025

Green Pumpkin Yard Sign Halloween Outdoor Yard Stakes Pumpkin Sign with Stakes Plastic Waterproof **Price**

\$27.99

Payment information

2233	Item(s) Subtotal: \$114.67
	Shipping & Handling: \$0.00
	Promotion applied: -\$3.51

	Total before tax: \$111.16
	Estimated Tax: \$0.00

	Grand Total: \$111.16

To view the status of your order, return to [Order Summary](#) .

CLUB MANAGER LEE
8133712394

RIVERVIEW, FL

11/25 14:32 6804 4801 83

0990360289	UTZ PRETZEL		
3 AT 1	FOR 6.98	20.94	O
0990351736	WITCH BAG	23.98	T
0990424428	HLWN KINDER	22.98	T
0980183399	PLAYTIME MI	12.18	T
0990000374	SPK FUN SIZ	19.62	T
0990430010	SPK HAL 280	23.98	T
0990358573	TWZLRJRCAND	16.98	T
0990423225	CHOCSUGAR14	18.98	T
0990397744	MMHALLOSAC		
2 AT 1	FOR 10.78	21.56	O
0000831071	DUM DUMS 50	18.63	T

	SUBTOTAL	199.83
TAX 1	7.5 %	11.80
TAX 12	0 %	0.00
	TOTAL	211.63
MASTERCARD CREDIT TEND		211.63
MASTERCARD	**** * 2233	
	CHANGE DUE	0.00

ITEMS SOLD 13

TC# 7667 9751 1721 9485 2869 1



umpkin Painting Kit with 9 Character Designs, Party Favor for Kids, Halloween Arts Crafts Party S \$9.91
it, for Classroom DIY Activities, Family Projects
ile)

Item(s) Subtotal:	\$9.91
Shipping & Handling:	\$0.00

Total before tax:	\$9.91
Sales Tax:	\$0.00

Total for This Shipment:	\$9.91

Shipped on October 10, 2025

	Price
ing Camping Table Plastic Table Portable Square Height Dining Table Perfect for Picnics,Parties,P	\$50.14

Item(s) Subtotal:	\$50.14
Shipping & Handling:	\$0.00

Total before tax:	\$50.14
Sales Tax:	\$0.00

Total for This Shipment:	\$50.14

Payment information

2233	Item(s) Subtotal:	\$60.05
	Shipping & Handling:	\$0.00

	Total before tax:	\$60.05
	Estimated Tax:	\$0.00

PA Speaker Kit - Event Ready - Just Plug In and Play Active and Passive 350w Loudspeakers with

\$198.99

ds, Remote - MP3/USB/SD/AUX inputs - PPHP849KT

Payment information

2233

Item(s) Subtotal: \$198.99

Shipping & Handling: \$0.00

Total before tax: \$198.99

Estimated Tax: \$0.00

Grand Total: \$198.99

To view the status of your order, return to [Order Summary](#) .

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aming Monitor AMD FreeSync 2025

Price
\$99.97

to your address

Item(s) Subtotal: \$99.97
Shipping & Handling: \$0.00

Total before tax: \$99.97
Sales Tax: \$0.00

Total for This Shipment: \$99.97

Payment information

s: 2233

Item(s) Subtotal: \$99.97
Shipping & Handling: \$0.00

Total before tax: \$99.97
Estimated Tax: \$0.00

Grand Total: \$99.97

ons

MasterCard ending in 2233: October 15, 2025: \$99.97

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Item(s) Subtotal: \$179.00
 Promotions: -\$169.01

 Total Before Tax: \$9.99
 Tax Collected: \$0.00

Total for this Order: \$9.99

Payment Information

Item(s) Subtotal:	\$179.00
Promotions:	-\$169.01

Total Before Tax:	\$9.99
Tax Collected:	\$0.00

Grand Total:	\$9.99

[Return to the Order Summary.](#)

Please note: This is not a VAT invoice.

Have an idea to help us improve? **Send feedback** ›

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| Q | Fulfillment By Amazon | Manage Suppliers | Billing & shipping | Buy Again |
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| | Amazon Global Selling | Amazon Business Card | Buying Policies & Approvals | Request for quote |
| | | Pay by Invoice
Purchasing Line | Tax Exemption & licenses | |
| | | Amazon Business Blog | System integrations | |

Studio Series, Computer Mouse Mat with Anti-Slip Rubber Base, Easy Gliding, Spill-Resistant Surface
in a Fresh Modern Design, Graphite

Price
\$9.99

an Bags for Tossing (4.7" x 4.7"), Durable Nylon All-Weather Game, Includes 16 Bean Bags a
ne Set, Party Supplies for Kids & Adults

\$21.99

(file)

Item(s) Subtotal: \$31.98
Shipping & Handling: \$2.99
Free Shipping: -\$2.99

Total before tax: \$31.98
Sales Tax: \$0.00

Total for This Shipment: \$31.98

Payment information

s: 2233

Item(s) Subtotal: \$31.98
Shipping & Handling: \$2.99
Promotion applied: -\$2.99

Total before tax: \$31.98
Estimated Tax: \$0.00

Grand Total: \$31.98

ons

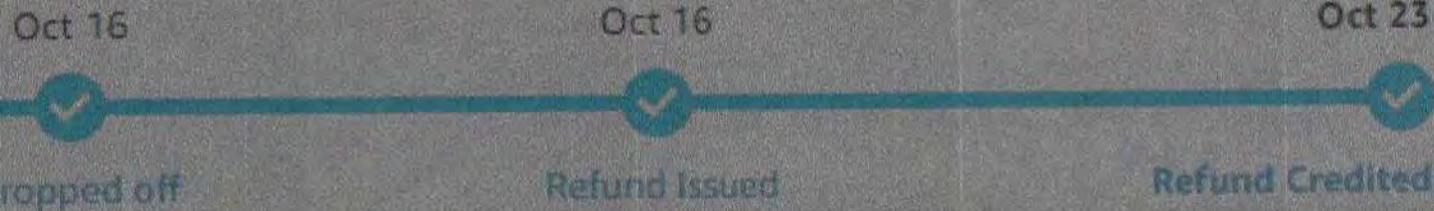
MasterCard ending in 2233: October 16, 2025: \$31.98

To view the status of your order, return to [Order Summary](#).

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You're all set!

has been credited to your MasterCard. Don't see your refund yet?



Refund summary



Refund subtotal	\$9.99
Total refund	\$9.99

 \$9.99 refunded to your MasterCard ending in 2233

AMD Ryzen 7 5825U(8C/16T,up to 4.5GHz),Mini Computer with 16GB DDR4 RAM/500GB M.2 **Price**
\$272.00

BT5.2/USB3.0/Dual LAN Office Pc
(profile)

Premium Wireless Keyboard and Mouse Combo - Rechargeable, Ultra Slim Design, Quiet, Full Size, **\$28.80**

k

to your address

Item(s) Subtotal: \$300.80
Shipping & Handling: \$0.00

Total before tax: \$300.80
Sales Tax: \$0.00

Total for This Shipment: \$300.80

Payment information

s: 2233

Item(s) Subtotal: \$300.80
Shipping & Handling: \$0.00

Total before tax: \$300.80
Estimated Tax: \$0.00

Grand Total: \$300.80

ons

MasterCard ending in 2233: October 16, 2025: \$300.80

To view the status of your order, return to [Order Summary](#) .

Ruskin, FL 33573
United States
Phone: 813 588 8824

Order No.: MPS-945259 Date: October 17, 2025 Ship by: Regular Ground PO Number: Pending CC
Name: Jennifer Dunn Card # *****2233 Expiry: 09/27

Description	Unit Price	Qty.	Amount
Sign 12" 12x18 · HTC Code: 8310.00.0000	\$23.6300/Sign Package: 1 Sign	3 Signs	\$70.89
Quality U-Channel Sign Post - 8' tall (3-1/16" Wide) 3.0625" 53-8-GK · HTC Code: 7326.90.8688	\$69.5600/Post Package: 1 Post	3 Posts	\$208.68

Invoice are in US Dollars.

Please mail to SmartSign and mail to the following

For orders placed via overnight express mail, please

SmartSign Processing
PO Box 24599

Product Subtotal :	\$279.57
Shipping Charges:	Free
Tax:	\$20.96
Order Total (in US Dollars):	<u>\$300.53</u>

reek

dd.com

Quantity	Price	Tax	Line Total
1	\$350.00		\$350.00
1	-\$50.00		-\$50.00
Subtotal			\$300.00
Taxes			\$0.00
Total			\$300.00
Total paid			\$300.00

ard \$300.00

is shipped to judith@hzzetta.com

Bill To

DD
Drive

Cypress Creek CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614
United States
Phone:813.514.0400

400

on

I agree to the [shipping, return](#) and [privacy policies](#).: Yes

or Jennswing

Part No.	Quantity	Item Price	Total Price
382-413	1	\$59.98	\$59.98

Subtotal: \$59.98
 Shipping: \$0.00
 Tax: \$0.00

Order Total: \$59.98

Thank you!

Worthington Road, Suite 200, Westerville, Ohio 43082

Requirement. If you have any questions please contact us. We are available via our www.adaptivespecialties.com to chat or email at Contactus@adaptivespecialties.com or call [614-891-1111](tel:614-891-1111). We are here to help!

Contact Adaptive Specialties within 30 days of delivery, for a Return Authorization prior to shipping. **A Return Authorization (RA#) is required to process any return.** Please be responsible for paying return shipping costs and items must be returned in "As Received" condition in original packaging with all components and documentation. To keep our service fee of 15% of the item's price will be applied to returned items. Please review our return policy on our website under [Client Services](#).

Clearance, or Special Order products can not be returned. Please carefully review our website if you have any questions call us for clarifications. For safety and health reasons, certain products cannot be returned. Hygiene products include but are not limited to shower chairs, mattresses and overlays, slings, bathroom products, body braces, socks, stockings, splints and products that come in contact with the body cannot be returned.

Frame 4 Step Ladder Extension, 14 FT Anti-Slip Multi Position & Storage Folding Ladder, 330 lbs S
Aluminum Ladders for Stairs Home Indoor Outdoor Roof
([seller profile](#))

Price
\$169.99

Payment information

Order ID: 2233

Item(s) Subtotal:	\$169.99
Shipping & Handling:	\$0.00
Promotion applied:	-\$10.00

Total before tax:	\$159.99
Estimated Tax:	\$0.00

Grand Total:	\$159.99

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Initiated



Dropped off



Refund Issued

Refund Credits

Total refund



\$159.99 refunded to your MasterCard ending

[View invoice](#)

UPS Return Instructions

Refund summary

Refund subtotal

Promotional Discount Deduction

Total refund



\$159.99 refunded to your MasterCard ending in 2233



Details 

i If your return contains a device that stores personal information (e.g., PCs, laptops, mobile phones, hard drives, memory sticks), please ensure you've removed all personal information from the device prior to returning the item.

8 Ladder, 8-Foot, Orange
)

Price
\$237.39

Item(s) Subtotal: \$237.39
Shipping & Handling: \$0.00

Total before tax: \$237.39
Sales Tax: \$0.00

Total for This Shipment: \$237.39

Payment information

s: 2233

Item(s) Subtotal: \$237.39
Shipping & Handling: \$0.00

Total before tax: \$237.39
Estimated Tax: \$0.00

Grand Total: \$237.39

To view the status of your order, return to [Order Summary](#) .

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Combo Pack Replacement for HP 952 XL Printer 8710 7740 HP952XL Compatible for HP952 Officejet

Price
\$119.99

8740 8725 8700 8200 Black Cyan Magenta Yellow 4-Pack
(profile)

Item(s) Subtotal: \$119.99
Shipping & Handling: \$0.00

Total before tax: \$119.99
Sales Tax: \$0.00

Total for This Shipment: \$119.99

Payment information

Card #: 2233

Item(s) Subtotal: \$119.99
Shipping & Handling: \$0.00

Total before tax: \$119.99
Estimated Tax: \$0.00

Grand Total: \$119.99

Payment Method

MasterCard ending in 2233: October 29, 2025: \$119.99

To view the status of your order, return to [Order Summary](#) .

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g Stamped Steel Return Air Grille Vent Cover Grille for Sidewall and Ceiling in White Surface Dime
24" W x 24" H Duct Opening)
ofile)

Price
\$52.95

Payment information

: 2233

Item(s) Subtotal:	\$105.90
Shipping & Handling:	\$0.00

Total before tax:	\$105.90
Estimated Tax:	\$0.00

Grand Total:	\$105.90

To view the status of your order, return to [Order Summary](#) .

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INVOICE

Customer ID:

16-72058-83009

Customer Name:

CYPRESS CREEK CDD

Service Period:

11/01/25-11/30/25

Invoice Date:

10/27/2025

Invoice Number:

0197960-2206-9

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

Nov 26, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$962.62

If payment is received after 11/26/2025: **\$ 986.69**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
962.62		(962.62)		0.00		962.62		962.62

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
10/27/2025	0197960-2206-9	16-72058-83009
Payment Terms	Total Due	Amount
Total Due by 11/26/2025	\$962.62	
If Received after 11/26/2025	\$986.69	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$962.62.

220600016720588300900197960000009626200000096262 5

I0290C07

CYPRESS CREEK CDD
4648 EAGLE FALLS PL
TAMPA FL 33619-9613

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE				
Details for Service Location: Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573			Customer ID: 16-72058-83009	
Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 3X Week	11/01/25		1.00	384.94
4 Yard Dumpster 3X Week GATE CODE 6996	11/01/25		1.00	577.68
Total Current Charges				962.62

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

- AutoPay**
Set up recurring payments with us at wm.com/myaccount
- Online**
Use wm.com for quick and easy payments
- By Phone**
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.
Address 1	Email
Address 2	
City	Date
State	
Zip	Bank Account Holder Signature
Email	
Date Valid	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Customer ID:

23-22685-73003

Customer Name:

CYPRESS CREEK K CDD

Service Period:

11/01/25-11/30/25

Invoice Date:

10/27/2025

Invoice Number:

0198579-2206-6

How to Contact Us

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Customer Service: (813) 621-3055

Your Payment is Due

Nov 26, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$310.50

If payment is received after 11/26/2025: **\$ 318.26**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
310.50		(310.50)		0.00		310.50		310.50

IMPORTANT MESSAGES

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WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
10/27/2025	0198579-2206-6	23-22685-73003
Payment Terms	Total Due	Amount
Total Due by 11/26/2025	\$310.50	
If Received after 11/26/2025	\$318.26	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$310.50.

220600023226857300300198579000000310500000031050 9

I0290C07

CYPRESS CREEK K CDD
18842 N DALE MABRY HWY
LUTZ FL 33548-4978

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE				
Details for Service Location: Cypress Creek K Cdd, 9770 Mulberry Marsh Ln, Sun City Center FL 33573-0227			Customer ID: 23-22685-73003	
Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	11/01/25		1.00	192.48
6 Yard Dumpster 1X Week	11/01/25		1.00	118.02
Total Current Charges				310.50

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

- AutoPay**
Set up recurring payments with us at wm.com/myaccount
- Online**
Use wm.com for quick and easy payments
- By Phone**
Pay 24/7 by calling 866-964-2729

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- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.																				
<table border="1" style="width: 100%;"> <tr><td>Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1" style="width: 100%;"> <tr><td>Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
Address 1																					
Address 2																					
City																					
State																					
Zip																					
Email																					
Date Valid																					
Email																					
Date																					
Bank Account Holder Signature																					

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 6

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, December 30, 2025, 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.
Mark Isley	Maintenance Technician, Rizzetta & Co., Inc.
Austin Getz	Representative, Getz Outdoor (via phone)
Tonja Stewart	Representative, Stantec (via phone)
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

Pledge of Allegiance

Mr. O’Nolan led the Pledge of Allegiance for all who wished to participate.

THIRD ORDER OF BUSINESS

Audience Comments

80
81 **EIGHTH ORDER OF BUSINESS** **Discussion of Block Party**
82

83 The Board determined that this is not a CDD related concern.

84
85 **NINTH ORDER OF BUSINESS** **Discussion of FY 24-25 Goals and**
86 **Objectives**
87

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors determined that they met the Goals and Objectives for Fiscal Year 2024-2025 ,for the Covington Park Community Development District.

88
89 **TENTH ORDER OF BUSINESS** **Consideration of Pump Proposal**
90

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the Ballenger water use reporting and quarterly pump maintenance proposals pending draft from counsel ,for the Covington Park Community Development District.

91
92 **ELEVENTH ORDER OF BUSINESS** **Consideration of Cleaning Proposals**
93

On a Motion by Ms. Fauci, seconded by Mr. Homme, with all in favor, the Board of Supervisors approved the vanguard cleaning proposal with the following stipulations to be in the contract. April 1-30 5x a week service, October 1-March 31 3x a week cleaning, for the Covington Park Community Development District.

94
95 **TWELFTH ORDER OF BUSINESS** **Consideration of Hog Trapping**
96 **Proposal**
97

On a Motion by Mr. Hepburn, seconded by Mr. Homme, with all in favor, the Board of Supervisors approved the Bad Boar \$1800 per month for 3-month term only if vendor will remove vandalism clause pending draft from Counsell ,for the Covington Park Community Development District.

98
99 **THIRTEENTH ORDER OF BUSINESS** **Ratifying of Roofing Proposal**
100

On a Motion by Ms. Fauci, seconded by Mr. Thomas, with all in favor, the Board of Supervisors ratified the Steadfast roofing proposal in the amount of \$1328.79 as presented ,for the Covington Park Community Development District.

101
102 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Paver Repair**
103 **Proposals**
104

On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved the Core 388 paver repair proposal pending draft from Counsel, for the Covington Park Community Development District.

105 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Shed Proposal**

106

On a Motion by Mr. Homme, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved a NTE of \$20,000 authorizing the Chair to select and purchase a UTV, shed for UTV and pressure washing equipment. Chair to work with District Engineer to determine where shed is allowed to be placed, for the Covington Park Community Development District.

107

108 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Pool Equipment**

109 **Repair**

110

111

On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved NTE of \$30,000 authorizing Chair to work with staff on pool repairs. Amenity Manager to provide quotes from Wahoo and Cooper if needed to send to Chair for review/approval, for the Covington Park Community Development District.

112 **SEVENTEENTH ORDER OF BUSINESS** **Ratification of Transformer Proposal**

113

114 **EIGHTTEENTH ORDER OF BUSINESS** **Ratification of Parking Lot Lights**

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116 **NINTEENTH ORDER OF BUSINESS** **Ratification of Fencing behind Geese**

117 **Trail**

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On a Motion by Mr. Homme, seconded by Mr. Thomas, with all in favor, the Board of Supervisors ratified Uplifting Air proposal #37090 in the amount of \$4,895.00 and Uplifting invoice #37089 in the amount of \$6,650.00 and the Triple D fencing proposal #1802 in the amount of \$2750.00,for the Covington Park Community Development District.

120 The Board of Supervisors approved changing the frequency of landscape inspection

121 Services to quarterly and using the savings for on-site staff raises.

122

123 The Board of Supervisors approved updating the titles of onsite staff making Ms.

124 Dunn General Manager and Mr. Isley either Field or Operations Manager depending

125 on Human Resource coding. Mr. Isley will report to Ms. Dunn.

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127 **TWENTIETH ORDER OF BUSINESS** **Supervisor Requests**

128

129 Supervisor Fauci requested latest financials in agendas going forward.

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131

132 Supervisor Thomas requested a chart that shows the breakdown of contract

133 pricing.

134

135 Supervisor Homme requested General Manager find a vendor to remove couch

136 and other debris out of pond.

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138 **NINETEENTH ORDER OF BUSINESS** **Adjournment**
139
140 Mr. O’Nolan stated that if there was no further business to come before the Board
141 then a motion to adjourn would be in order.
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On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors adjourned the meeting at 8:38 p.m., for the Cypress Creek of Hillsborough County Community Development District.

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Assistant Secretary

Chair / Vice Chair

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