



Rizzetta & Company

Cypress Creek Community Development District

**Board of Supervisors' Meeting
February 17, 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

February 9, 2026

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

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek Community Development District will be held on **Tuesday, February 17, 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. Amenity Manager Report Tab 2
 - C. District Counsel
 - D. District Manager Report Tab 3
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for November and December 2025 Tab 4
 - B. Consideration of the Operation and Maintenance Expenditures for December 2025,..... Tab 5
 - C. Consideration of the Board of Supervisors Meeting Minutes for January 20, 2025, Tab 6
- 5. BUSINESS ITEMS**
 - A. Consideration of 4th Quarter Website Audit Tab 7
 - B. Ratification of Signarama Invoice..... Tab 8
 - C. Consideration of Pool Equipment Repair Tab 9
 - D. Discussion of Cell Phone Stipend
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

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

Tab 1

Rizzetta list #46 (Lilly's trimmed), #62 (strap removed from oak), #63 (tree rings established)

Main boulevard weed control complete

Weed control at The Maples complete

Cypress main pool weed control complete

Front monument palms at Orchid trimmed

Front monument palms at Maple's trimmed

301 hedge line hedged

Completed 100% of quarterly hedging

301 bed edged and weed control

More fallen debris in all areas removed

Orchid dog park weed control

301 chain link fence chemically edged for weeds

Retention ponds and entrances mowed and line trimmed to the total edges

Couch removed from homeowner's view in conservation (Approved by Mark/Jason)

Irrigation:

Zone 30 (at amenity center) repaired, replaced, install complete and tested

Zone 31 (at amenity center) All old drip line removed, all heads located, ready for Maxi line/jet's to be installed

The Vines maxi line/jet's install complete

Zone 5 (In The Vines) has a short, Sean Flynn Hunter Specialist from ASAP Irrigation will fix (easy)

Up next: Total Irrigation install and testing of all new Maxi line and jet's to be completed by March 5th.

Fallen trees proposal/approval, plants, mulch, oak and palm trimming throughout proposal/approval following irrigation and standard maintenance completion.

Austin Getz

Getz Outdoor Services

813.701.6831

Tab 2

Monthly Field Operations Report February 2026

**Rizzetta & Company
Cypress Creek CDD**

Mark Isley – Field Ops Manager

Landscaping Overview

As of 1/21/2026

From GETZ:

Sapling and weed control @clubhouse
Zone 30 at clubhouse repaired/tested/passed
Fallen debris removed down little elk
Fallen debris down Blvd.
Sapling and weed control down cypress creek Blvd.'s medians.
Weed control at magnolia area east of club house on little elk and Trent creek.

Hedging pruning in all 4 neighborhoods
Weed control down ROW cypress creek
A1 irrigation station, main breaks fixed by Sean Flynn
Aux locations maintained
(2) Braz pep removed at front entrance to Orchid dog park.
#46,62,63 Rosetta hit list complete
Front oak to 8' par at maples
Weed control at maple pool area
19th Ave hedging and bed edging complete.

As of 01/31/2026

From GETZ:

Completed:
Cypress main pool weed control.
Front monument palms at orchid trimmed
Front monument palms at maple trimmed
301 hedge line hedges, completing 100% of quarterly hedging.
301 bed edged and weed control.
More fallen debris in all areas removed.
Orchid dog park weed control.

301 chain link fences chemically edged for weeds.

Standard maintenance.

Retention ponds and entrances mowed, and line trimmed to the total edges.

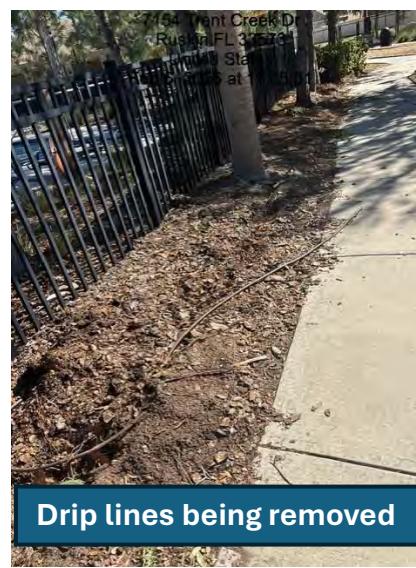
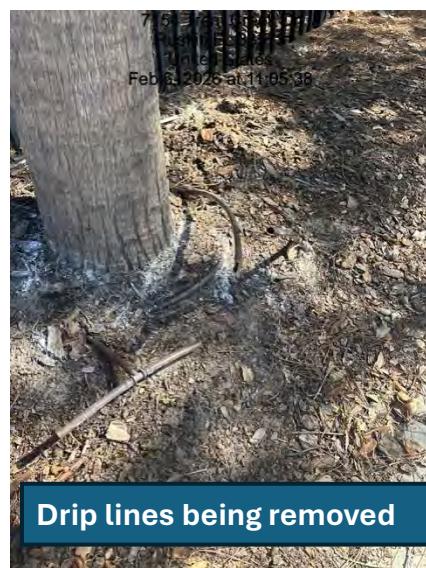
Couch removed from homeowner's view in conservation (Approved by Mark/Jason)

Getz team has been keeping me informed with progress in the community, very responsive with my requests and inquiries

Getz has hired an onsite concierge to be a direct full-time connection with Cypress staff



Irrigation parts are being installed, and drip line removal is in progress



Next item once all irrigation parts are installed will be getting Hunter control specialist back out to start the process of getting full control of the zone-specific watering schedules.

Ponds

See Solitudes report and see my attached photos



Last trampoline has been located - Will remove when the UTV arrives with the winch

Project updates

Completed / In Progress

- New main clubhouse parking lot lighting installed



- Posted new signage to remind residents to keep dog park gates closed
- Installed new T-lock for pool area power equipment
- Installed watertight relay to resolve rain-related power shutoff caused by water intrusion

- Installed new dog waste station on Cypress Blvd
- Reset and reinstalled usable signs and dog stations
- Fence repairs from recent windstorms are nearing completion

Pending / Upcoming

- All bids received for required pool mechanical repairs, including coping repair and chemical stain removal
- Coordinating with the County regarding downed signage and roadway pothole repairs
- Roofing materials being delivered 2/6 – project to begin 2/9 at Cypress Main Clubhouse
- Storage shed delivery and setup expected this week
- Gate closures – waiting on parts
- UTV delivery scheduled once storage shed is secured; power washer equipment to follow
- Fitness equipment vendor has been out, sourcing parts to update and repair community exercise equipment around Cypress main
 - Stationary bike gears are broken
 - Balance pad cracked and pushing through
 - All other pieces due to be serviced, missing grip handles



- Hog trapping is moving forward with monitoring and feed added



Monthly Manager's Report February 2026

Rizzetta & Company
Cypress Creek CDD

Operation Updates: February 2026

Everyday Tasks – Office Staff

- Monitored security cameras and Brivo access to ensure proper resident credential use.
- Registered new residents for amenity access and reviewed applicable community policies.
- Responded to resident calls and emails regarding amenity-related inquiries.
- Conducted regular walkthroughs of amenity areas to identify security, safety, and maintenance concerns.
- Planning upcoming community programming and engagement initiatives, including the Spring/Easter Event scheduled for March 28.

Operations

Operation Report for January 2026

- Provided daily operational support to Field Operations, including project coordination, vendor communication, and repair scheduling to maintain continuity of service.
- Assisted with invoice submission and tracking to support accurate, timely processing and financial accountability.
- Streamlined operational communication and execution of maintenance-related tasks to improve efficiency.
- Updated Amenity Rules and Procedures, including review and approval of new signage proofs for amenity centers and Cypress Creek Blvd.

Resident Engagement & Communications

- **Enumerate Engage registrations:** 354 household accounts (increase from 339 last month).
- **Constant Contact distribution:** 1,986 active email addresses.
 - Average open rate: **33%** (approximately 978 residents).
 - Monthly newsletter open rate: **52%**, exceeding typical community engagement benchmarks.

Amenity Operations & Safety

- Peak pool usage remains low; pool currently closes at **5:45 PM** based on utilization trends.
- No incidents to report at this time.

Rentals and Access Cards Fees Collected

Rentals	0	
Extra Access Cards	-	-
Total	0	\$

Tab 3



UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 31st @ 7pm
- **Next General Election:** November 2026
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

District Manager's Report

February 17th @ 7pm

2026

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<u>FINANCIAL SUMMARY</u>	<u>12/31/2025</u>
General Fund Cash & Investment Balance:	\$1,517,697
Reserve Fund Cash & Investment Balance:	\$277.552
Debt Service Fund Investment Balance:	<u>\$2,109,101</u>
Total Cash and Investment Balances:	\$3,904,350
General Fund Expense Variance:	\$ 42,299 Under Budget

Tab 4



Rizzetta & Company

Cypress Creek of Hillsborough County Community Development District

Financial Statements (Unaudited)

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

cypresscreekcdd.org
rizzetta.com

Cypress Creek of Hillsborough County Community Development District
Balance Sheet
As of 11/30/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	307,325	0	60,864	368,189	0	0
Investments	1	103,872	671,902	775,776	0	0
Accounts Receivable	1,377,673	172,963	1,491,164	3,041,800	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	2,223,930
Amount To Be Provided Debt Service	0	0	0	0	0	11,751,070
Total Assets	1,685,149	276,835	2,223,930	4,185,915	13,694,928	13,975,000
Liabilities						
Accounts Payable	66,151	0	0	66,151	0	0
Accrued Expenses	3,936	0	0	3,936	0	0
Other Current Liabilities	98,931	0	0	98,931	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	169,518	0	0	169,518	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	1,150,076	173,599	1,209,304	2,532,980	0	0
Total Fund Equity & Other Credits	1,515,630	276,835	2,223,930	4,016,396	13,694,928	0
Total Liabilities & Fund Equity	1,685,149	276,835	2,223,930	4,185,915	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 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	67	67
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,440,964	11,087
Other Misc. Revenues				
Facilities Rentals	2,500	417	9	(407)
Interest Earnings	100	100	0	(100)
Total Revenues	1,432,477	1,430,394	1,441,040	10,647
Expenditures				
Legislative				
Supervisor Fees	10,000	1,667	1,400	266
Total Legislative	10,000	1,667	1,400	266
Financial & Administrative				
Accounting Services	22,000	3,667	3,666	0
Administrative Services	4,400	733	734	0
Arbitrage Rebate Calculation	1,200	200	0	200
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	0	0	0
Dissemination Agent	2,000	2,000	333	1,667
District Engineer	2,500	417	255	162
District Management	24,200	4,033	4,033	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,400	733	733	0
General Liability & Property Insurance	103,449	103,449	56,959	46,490
Legal Advertising	2,500	417	1,451	(1,034)
Office Supplies	500	83	426	(343)
Postage & Delivery	500	84	0	84
Room Rentals Expense	1,100	183	0	183
Trustees Fees	9,734	1,622	0	1,622
Website Hosting, Maintenance, Backup & E	2,400	2,400	3,525	(1,125)
Total Financial & Administrative	189,758	125,196	77,290	47,906
Legal Counsel				
District Counsel	20,000	3,334	2,197	1,137
Total Legal Counsel	20,000	3,334	2,197	1,137
Electric Utility Services				
Utility - Electricity	11,400	1,900	187	1,713
Utility - Street Lights	206,000	34,333	32,611	1,722
Utility Services	25,000	4,167	5,162	(995)
Total Electric Utility Services	242,400	40,400	37,960	2,440
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	2,261	2,546	(285)
Total Garbage/Solid Waste Control Ser-	13,570	2,261	2,546	(285)

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Services				
Water-Sewer Combination Services				
Utility Services	15,000	2,500	5,308	(2,808)
Total Water-Sewer Combination Services	15,000	2,500	5,308	(2,808)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	3,970	0	3,970
Mitigation Area Monitoring & Maintenance	3,200	534	3,971	(3,437)
Water Quality Monitoring & Testing	2,904	484	0	484
Total Stormwater Control	29,924	4,988	3,971	1,017
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	2,240	2,340	(100)
Field Manager	15,600	2,600	0	2,600
Holiday Decorations	7,000	1,166	0	1,167
Irrigation Maintenance & Repair	10,000	1,667	648	1,018
Landscape Inspection Services	15,600	2,600	2,600	0
Landscape Maintenance	344,000	57,333	63,033	(5,700)
Landscape Replacement Plants, Shrubs, Tr	45,000	7,500	1,250	6,250
Maintenance & Repairs	35,000	5,834	16,192	(10,359)
Miscellaneous Contingency	20,000	3,333	0	3,334
Pressure Washing	10,000	1,667	750	916
Total Other Physical Environment	515,640	85,940	86,813	(874)
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	1,500	950	551
Amenity Management Service Contracts	208,553	34,758	31,445	3,314
Dues, Licenses & Fees	825	138	0	137
Furniture Repair & Replacement	5,000	833	0	833
Gate Phone	2,010	335	0	335
Internet/WiFi	6,180	1,030	775	255
Janitorial Service	15,000	2,500	705	1,795
Pest Control	3,390	565	560	5
Pool Repair & Maintenance	1,500	250	0	250
Pool Service Contract	34,800	5,800	7,234	(1,434)
Security Camera Maintenance	6,768	1,128	2,721	(1,593)
Security Services & Patrols	88,159	14,693	23,140	(8,447)
Total Parks & Recreation	381,185	63,530	67,530	(3,999)
Special Events				
Special Events	10,000	1,667	5,523	(3,856)
Total Special Events	10,000	1,667	5,523	(3,856)
Contingency				
Miscellaneous Contingency	5,000	833	425	408
Total Contingency	5,000	833	425	408
Total Expenditures	1,432,477	332,316	290,963	41,352

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Ex- penditures	0	1,098,078	1,150,077	51,999
Fund Balance, Beginning of Period	0	0	365,553	365,554
Total Fund Balance, End of Period	0	1,098,078	1,515,630	417,553

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	636	636
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Other Misc. Revenues				
Interest Earnings	100	17	0	(17)
Total Revenues	173,063	172,980	173,599	619
Expenditures				
Contingency				
Bank Fees	800	134	0	134
Capital Outlay	273,288	45,548	0	45,548
Total Contingency	274,088	45,682	0	45,682
Total Expenditures	274,088	45,682	0	45,682
Total Excess of Revenues Over(Under) Ex- penditures	(101,025)	127,298	173,599	46,301
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
Total Other Financing Sources(Uses)	101,025	101,025	0	(101,025)
Fund Balance, Beginning of Period	0	0	103,236	103,236
Total Fund Balance, End of Period	0	228,323	276,835	48,512

753 Debt Service Fund 32015 AS

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,752	5,752
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,530,487	10,516
Total Revenues	1,519,971	1,519,971	1,536,239	16,268
Expenditures				
Debt Service				
Interest	664,971	332,486	341,147	(8,661)
Principal	855,000	0	0	0
Total Debt Service	1,519,971	332,486	341,147	(8,661)
Total Expenditures	1,519,971	332,486	341,147	(8,661)
Total Excess of Revenues Over(Under) Ex- penditures	0	1,187,485	1,195,092	7,607
Fund Balance, Beginning of Period	0	0	915,774	915,773
Total Fund Balance, End of Period	0	1,187,485	2,110,866	923,380

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	621	621
Special Assessments				
Tax Roll	21,393	21,393	21,541	148
Total Revenues	21,393	21,393	22,162	769
Expenditures				
Debt Service				
Interest	16,393	8,196	7,950	247
Principal	5,000	0	0	0
Total Debt Service	21,393	8,196	7,950	247
Total Expenditures	21,393	8,196	7,950	247
Total Excess of Revenues Over(Under) Expenditures	0	13,197	14,212	1,016
Fund Balance, Beginning of Period	0	0	98,852	98,852
Total Fund Balance, End of Period	0	13,197	113,064	99,868

Cypress Creek CDD**Investment Summary****November 30, 2025**

<u>Account</u>	<u>Investment</u>	Balance as of
		November 30, 2025
Valley National Bank	Governmental Checking	\$ 103,872
		Total Reserve Fund Investments
		\$ 103,872
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	236,697
US Bank Series 2015 A-1 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	3,682
US Bank Series 2015 A-1 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	340,000
US Bank Series 2017A Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	16,523
US Bank Series 2017A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	75,000
		Total Debt Service Fund Investments
		\$ 671,902

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

Cypress Creek of Hillsborough County Community Development District
Summary A/R Ledger
From 11/01/2025 to 11/30/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
753, 178	753-001	753 General Fund Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	1,377,672.48
						1,377,672.48
		Sum for 753, 178				
753, 179	753-005	753 Reserve Fund Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	172,963.00
						172,963.00
		Sum for 753, 179				
753, 180	753-200	753 Debt Service Fund S2015 A-1 Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	1,470,467.84
						1,470,467.84
		Sum for 753, 180				
753, 181	753-201	753 Debt Service Fund S2017A Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	20,696.63
						20,696.63
		Sum for 753				3,041,799.95
		Sum Total				3,041,799.95

Cypress Creek of Hillsborough County Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753, 178					
753 General Fund	11/04/2025	Aqua Sentry	SEKG9GT-14	Monthly Pool Service 11/25	3,610.84
753 General Fund	11/20/2025	Bricks 4 Kidz	34451770	LEGO event 11/25	250.00
753 General Fund	11/24/2025	Charter Communications	2396186112425	7154 Trent Creek Dr 11/25	150.00
753 General Fund	11/25/2025	Eli Premier Services, LLC	INV0039	Amenity cleaning services 11/25	1,105.00
753 General Fund	11/30/2025	Gator Boyz Pressure Washing Inc	INV-001686	Holliday Lighting 11/25	3,975.00
753 General Fund	11/01/2025	Getz Outdoor Services	1292	Landscape Maintenance 11/25	28,666.67
753 General Fund	11/14/2025	Getz Outdoor Services	1298	Snapped pine tree removed and stump grinded 11/25	550.00
753 General Fund	11/14/2025	Getz Outdoor Services	1299	Tree removal at main amenity center Brazilian pepper tree needs remove 11/25	350.00
753 General Fund	11/14/2025	Getz Outdoor Services	1296	Stump grinding 3 palms, 1 oak 1 Brazilian pepper 11/25	800.00
753 General Fund	11/25/2025	Hillsborough County BOCC	4395900000-112425 ACH	BOCC Summary 4395900000	2,566.19
753 General Fund	11/25/2025	Hillsborough County BOCC	6932917329-112425 ACH	9770 Mulberry Marsh LN 11/25	131.17
753 General Fund	11/05/2025	Poo Be Gone	1016	Monthly Service - Pet Wast 11/25	1,220.00
753 General Fund	10/07/2025	Poo Be Gone	1015	Monthly Service - Pet Waste 10/25	1,120.00
753 General Fund	11/25/2025	Stantec Consulting Services, Inc.	2489780	Engineering Services 11/25	754.50
753 General Fund	11/04/2025	TECO	110725-22100957857 8 ACH	0008 MERRY FAWN CT, A 10/25	329.21
753 General Fund	11/30/2025	TECO	211003934828-11262 5	19 19th Ave, NW - Streetlights 11/25	11,641.47
753 General Fund	11/30/2025	TECO	221009579147-11252 5	Cypress Creek K Phase 3 - Streetlights 11/25	335.34
753 General Fund	11/04/2025	TECO	110625-21100393358 0 ACH	15592 Cypress Creek Blvd 10/25	67.88
753 General Fund	11/30/2025	TECO	221007595426-11262 5	J PH 1 & 2 - Streetlights 11/25	2,428.90
753 General Fund	11/04/2025	TECO	110625-22100390469 7 ACH	10202 Carp Hollow Rd 10/25	436.25
753 General Fund	11/04/2025	TECO	110625-21100393403 4 ACH	15441 Cypress Creek Blvd 10/25	24.54
753 General Fund	11/04/2025	TECO	110625-22100737299 0 ACH	9770 Mulberry Marsh Ln 10/25	704.88
753 General Fund	11/06/2025	TECO	110625-21100393440 6 ACH	7154 Trent Creek Dr 10/25	743.05
753 General Fund	11/04/2025	TECO	110625-21100393426 5 ACH	7152 Trent Creek Dr. Pump 10/25	139.34
753 General Fund	11/04/2025	TECO	110625-21100393462 0 ACH	10116 Geese Trail Cr 10/25	1,902.83
753 General Fund	11/04/2025	TECO	110625-22100158118 2 ACH	4470 NE 19 Ave 10/25	35.26
753 General Fund	11/04/2025	TECO	110625-22100773012 2 ACH	15536 Wicked Strong St.	110.76
753 General Fund	11/04/2025	TECO	110625-21100393383 8 ACH	15491 Cypress Creek Blvd 10/25	80.92
753 General Fund	11/30/2025	Valley National Bank	CC113025-753 ACH	Maintenance and Repairs 11/25	234.88
753 General Fund	11/30/2025	Valley National Bank	CC113025-753 ACH	Maintenance and Repairs 11/25	622.32
753 General Fund	11/30/2025	Valley National Bank	CC113025-753 ACH	Maintenance and Repairs 11/25	425.92
753 General Fund	11/30/2025	Valley National Bank	CC113025-753 ACH	Maintenance and Repairs 11/25	327.24

Cypress Creek of Hillsborough County Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753 General Fund	11/25/2025	Waste Management Inc. of Florida	0206469-2206-0	Waste Disposal - 9770 Mulberry Marsh Ln 12/25	310.50
Sum for 753, 178					66,150.86
Sum for 753					66,150.86
Sum Total					66,150.86

**Cypress Creek of Hillsborough County
Community Development District
Notes to Unaudited Financial Statements
November 30, 2025**

Balance Sheet

1. Trust statement activity has been recorded through 11/30/25.
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 FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

Cypress Creek of Hillsborough County Community Development District

Financial Statements (Unaudited)

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

cypresscreekcdd.org
rizzetta.com

Cypress Creek of Hillsborough County Community Development District
Balance Sheet
As of 12/31/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,517,696	0	63,236	1,580,932	0	0
Investments	1	277,552	2,109,101	2,386,655	0	0
Accounts Receivable	55,779	0	53,639	109,418	0	0
Fixed Assets	0	0	0	0	13,694,928	0
Amount Available in Debt Service	0	0	0	0	0	2,225,976
Amount To Be Provided Debt Service	0	0	0	0	0	11,749,024
Total Assets	1,573,476	277,552	2,225,976	4,077,005	13,694,928	13,975,000
Liabilities						
Accounts Payable	45,943	0	0	45,943	0	0
Accrued Expenses	20,923	0	0	20,923	0	0
Other Current Liabilities	98,939	0	0	98,939	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	166,305	0	0	166,305	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	1,041,617	174,316	1,211,350	2,427,284	0	0
Total Fund Equity & Other Credits	1,407,171	277,552	2,225,976	3,910,700	13,694,928	0
Total Liabilities & Fund Equity	1,573,476	277,552	2,225,976	4,077,005	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 12/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	192	192
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,440,964	11,087
Other Misc. Revenues				
Facilities Rentals	2,500	625	94	(531)
Interest Earnings	100	100	0	(100)
Miscellaneous Revenue	0	0	30	30
Total Revenues	1,432,477	1,430,602	1,441,280	10,678
Expenditures				
Legislative				
Supervisor Fees	10,000	2,500	2,400	100
Total Legislative	10,000	2,500	2,400	100
Financial & Administrative				
Accounting Services	22,000	5,500	5,500	0
Administrative Services	4,400	1,100	1,100	0
Arbitrage Rebate Calculation	1,200	300	0	300
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	0	0	0
Dissemination Agent	2,000	2,000	500	1,500
District Engineer	2,500	625	2,805	(2,180)
District Management	24,200	6,050	6,050	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,400	1,100	1,100	0
General Liability & Property Insurance	103,449	103,449	56,959	46,490
Legal Advertising	2,500	625	1,601	(976)
Office Supplies	500	125	128	(3)
Postage & Delivery	500	125	0	125
Room Rentals Expense	1,100	275	0	275
Trustees Fees	9,734	2,433	0	2,434
Website Hosting, Maintenance, Backup & E	2,400	2,400	3,725	(1,325)
Total Financial & Administrative	189,758	131,282	84,643	46,640
Legal Counsel				
District Counsel	20,000	5,000	8,494	(3,495)
Total Legal Counsel	20,000	5,000	8,494	(3,495)
Electric Utility Services				
Utility - Electricity	11,400	2,850	201	2,650
Utility - Street Lights	206,000	51,500	48,736	2,763
Utility Services	25,000	6,250	7,753	(1,502)
Total Electric Utility Services	242,400	60,600	56,690	3,911
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	3,393	2,846	546

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026	Year To Date	Year To Date 12/31/2025	YTD Variance
		Through 12/31/2025		
		Annual Budget		
Total Garbage/Solid Waste Control Services	13,570	3,393	2,846	546
Water-Sewer Combination Services				
Utility Services	15,000	3,750	5,995	(2,245)
Total Water-Sewer Combination Services	15,000	3,750	5,995	(2,245)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	5,955	0	5,955
Mitigation Area Monitoring & Maintenance	3,200	800	5,956	(5,156)
Water Quality Monitoring & Testing	2,904	726	0	726
Total Stormwater Control	29,924	7,481	5,956	1,525
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	3,360	4,680	(1,320)
Field Manager	15,600	3,900	0	3,900
Holiday Decorations	7,000	1,750	0	1,750
Irrigation Maintenance & Repair	10,000	2,500	890	1,610
Landscape Inspection Services	15,600	3,900	3,900	0
Landscape Maintenance	344,000	86,000	91,700	(5,700)
Landscape Replacement Plants, Shrubs, Tr	45,000	11,250	1,250	10,000
Maintenance & Repairs	35,000	8,750	16,192	(7,442)
Miscellaneous Contingency	20,000	5,000	0	5,000
Pressure Washing	10,000	2,500	750	1,750
Total Other Physical Environment	515,640	128,910	119,362	9,548
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	2,250	2,666	(416)
Amenity Management Service Contracts	208,553	52,138	47,610	4,528
Dues, Licenses & Fees	825	206	2	204
Furniture Repair & Replacement	5,000	1,250	0	1,250
Gate Phone	2,010	503	0	503
Internet/WiFI	6,180	1,545	1,381	164
Janitorial Service	15,000	3,750	3,146	604
Pest Control	3,390	847	840	8
Pool Repair & Maintenance	1,500	375	548	(174)
Pool Service Contract	34,800	8,700	12,452	(3,751)
Security Camera Maintenance	6,768	1,692	3,670	(1,979)
Security Services & Patrols	88,159	22,040	31,595	(9,555)
Total Parks & Recreation	381,185	95,296	103,910	(8,614)
Special Events				
Special Events	10,000	2,500	8,612	(6,112)
Total Special Events	10,000	2,500	8,612	(6,112)
Contingency				
Miscellaneous Contingency	5,000	1,250	755	495
Total Contingency	5,000	1,250	755	495
Total Expenditures	1,432,477	441,962	399,663	42,299

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Ex- penditures	0	988,640	1,041,617	52,977
Fund Balance, Beginning of Period	0	0	365,554	365,554
Total Fund Balance, End of Period	0	988,640	1,407,171	418,531

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,353	1,353
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Other Misc. Revenues				
Interest Earnings	100	25	0	(25)
Total Revenues	173,063	172,988	174,316	1,328
Expenditures				
Contingency				
Bank Fees	800	200	0	200
Capital Outlay	273,288	68,322	0	68,322
Total Contingency	274,088	68,522	0	68,522
Total Expenditures	274,088	68,522	0	68,522
Total Excess of Revenues Over(Under) Expenditures	(101,025)	104,466	174,316	69,850
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
Total Other Financing Sources(Uses)	101,025	101,025	0	(101,025)
Fund Balance, Beginning of Period	0	0	103,236	103,236
Total Fund Balance, End of Period	0	205,491	277,552	72,061

753 Debt Service Fund 32015 AS

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,527	7,527
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,530,487	10,517
Total Revenues	1,519,971	1,519,971	1,538,014	18,044
Expenditures				
Debt Service				
Interest	664,971	332,486	341,146	(8,662)
Principal	855,000	0	0	0
Total Debt Service	1,519,971	332,486	341,146	(8,662)
Total Expenditures	1,519,971	332,486	341,146	(8,662)
Total Excess of Revenues Over(Under) Ex- penditures	0	1,187,485	1,196,868	9,382
Fund Balance, Beginning of Period	0	0	915,773	915,774
Total Fund Balance, End of Period	0	1,187,485	2,112,641	925,156

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	892	892
Special Assessments				
Tax Roll	21,393	21,393	21,541	148
Total Revenues	21,393	21,393	22,433	1,040
Expenditures				
Debt Service				
Interest	16,393	8,196	7,950	246
Principal	5,000	0	0	0
Total Debt Service	21,393	8,196	7,950	246
Total Expenditures	21,393	8,196	7,950	246
Total Excess of Revenues Over(Under) Expenditures	0	13,197	14,483	1,286
Fund Balance, Beginning of Period	0	0	98,852	98,852
Total Fund Balance, End of Period	0	13,197	113,335	100,138

Cypress Creek CDD
Investment Summary
December 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u>
		<u>December 31, 2025</u>
Valley National Bank	Governmental Checking	\$ 277,552
		Total Reserve Fund Investments
		\$ 277,552
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,653,706
US Bank Series 2015 A-1 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	3,682
US Bank Series 2015 A-1 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	340,000
US Bank Series 2017A Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	36,713
US Bank Series 2017A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	75,000
		Total Debt Service Fund Investments
		\$ 2,109,101

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

Cypress Creek of Hillsborough County Community Development District
Summary A/R Ledger
From 12/01/2025 to 12/31/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
753, 178	753-001	753 General Fund Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	55,778.73
		Sum for 753, 178				55,778.73
753, 180	753-200	753 Debt Service Fund S2015 A-1 Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	52,894.96
		Sum for 753, 180				52,894.96
753, 181	753-201	753 Debt Service Fund S2017A Hillsborough County Tax Collector	AR00002934	12110	10/01/2025	744.49
		Sum for 753, 181				744.49
		Sum for 753				109,418.18
		Sum Total				109,418.18

Cypress Creek of Hillsborough County Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753, 178					
753 General Fund	12/01/2025	Aqua Sentry	SEKG9GT-255	Monthly Pool Service 12/25	1,747.50
753 General Fund	12/01/2025	Aqua Sentry	S7ZGGG8-13	Replaced Equipment 12/25	75.06
753 General Fund	12/01/2025	Aqua Sentry	S7ZGGG8-10	Replace stunner pump Pool Repair 12/25	595.00
753 General Fund	12/01/2025	Ballenger Landcare, LLC	512	Water Use Readings 12/25	241.50
753 General Fund	12/23/2025	BOCC Hillsborough County Public Utilities	6932917329 - 122325 ACH	9770 MULBERRY MARSH LN 12/25	106.52
753 General Fund	12/23/2025	BOCC Hillsborough County Public Utilities	4395900000 - 122325 ACH	7154 TRENT CREEK DR 12/25	580.84
753 General Fund	12/31/2025	Charter Communications	2396186122425	7154 Trent Creek Dr 01/26	150.00
753 General Fund	11/25/2025	Eli Premier Services, LLC	INV0039	Amenity cleaning services 11/25	1,105.00
753 General Fund	11/30/2025	Gator Boyz Pressure Washing Inc	INV-001686	Holliday Lighting 11/25	3,975.00
753 General Fund	12/01/2025	Getz Outdoor Services	1305	Landscape Maintenance 12/25	28,666.67
753 General Fund	12/01/2025	Jason Hepburn	JH123025	Board of Supervisor Meeting 12/30/25	200.00
753 General Fund	12/01/2025	Joel Martin	JM123025	Board of Supervisor Meeting 12/30/25	200.00
753 General Fund	12/31/2025	Mastiff Mounds LLC	4321-3020-251210-7-2701868	Pet Wast 12/25	1,120.00
753 General Fund	12/01/2025	Nancy Fauci	NF123025	Board of Supervisor Meeting 12/30/25	200.00
753 General Fund	12/03/2025	Poo Be Gone	1017	Monthly Service - Pet Station 12/25	1,220.00
753 General Fund	12/01/2025	Reece Thomas	RT123025	Board of Supervisor Meeting 12/30/25	200.00
753 General Fund	12/01/2025	Robens Petit Homme	RH123025	Board of Supervisor Meeting 12/30/25	200.00
753 General Fund	12/01/2025	Solitude Lake Management, LLC	PSI222319	Lake Maintenance 12/25	1,985.42
753 General Fund	12/01/2025	TECO	221009579147 122925	Cypress Creek K Phase 3 - Streetlights 12/25	335.34
753 General Fund	12/31/2025	Valley National Bank	CC123125-753	Maintenance and Repairs 11/25	1,989.76
753 General Fund	12/31/2025	Valley National Bank	CC123125-753	Maintenance and Repairs 11/25	181.92
753 General Fund	12/31/2025	Valley National Bank	CC123125-753	Maintenance and Repairs 11/25	34.71
753 General Fund	12/31/2025	Valley National Bank	CC123125-753	Maintenance and Repairs 11/25	128.36
753 General Fund	12/16/2025	Vanguard Cleaning Systems of Tampa Bay	116151	Bath Tissue, Soap refillable, Paper Towels 12/25	230.90
753 General Fund	12/16/2025	Vanguard Cleaning Systems of Tampa Bay	116157	First date of cleaning services 12/25	473.33
Sum for 753, 178					45,942.83
Sum for 753					45,942.83
Sum Total					45,942.83

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/25.
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 FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice AR00002934 totaling \$10,820.53 were received in January 2025.
6. Debt Service Fund 2015 – Payments for Invoice AR00002934 totaling \$10,216.12 were received in January 2025.
7. Debt Service Fund 2017 – Payments for Invoice AR00002934 totaling \$144.42 were received in January 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
December 2025
For Board Approval**

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

The total items being presented:

Approval of Expenditures: **\$111,769.97**

Chairperson

Vice Chairperson

Assistant Secretary

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Sentry	300106	S7ZGGG8-18	Service Call for Pool Repair 12/25	\$ 375.00
Aqua Sentry	300095	SEKG9GT-14	Monthly Pool Service 11/25	\$ 3,610.84
Charter Communications	20251215-1	2396186112425	7154 Trent Creek Dr 11/25	\$ 150.00
Charter Communications	20251222-1	2454480120225 - 8337 12 028 2454480	10202 Carp Hollow Road 12/25	\$ 150.00
Charter Communications	20251222-1	2454498120225 - 8337 12 028 2454498	9770 Mulberry Marsh Ln 12/25	\$ 150.00
Complete IT Corp	300100	18471	Access Control 12/25	\$ 799.50
Complete IT Corp	300107	18566	Service Call -rivo, EE, and Network showing down at the maple 12/25	\$ 330.00
Complete IT Corp	300102	740D5A2B-0016	Phone Rental & Lines 12/25	\$ 155.68
Getz Outdoor Services	300096	1292	Landscape Maintenance 11/25	\$ 28,666.67
Getz Outdoor Services	300103	1296	Stump grinding 3 palms, 1 oak 1 Brazilian pepper 11/25	\$ 800.00
Getz Outdoor Services	300103	1298	Snapped pine tree removed and stump grinded 11/25	\$ 550.00
Getz Outdoor Services	300103	1299	Tree removal at main amenity center Brazilian pepper tree needs remove 11/25	\$ 350.00
Hillsborough County BOCC	20251208-1	4395900000- 11.25 ACH	BOCC Summary 4395900000	\$ 2,566.19

Cypress Creek Community Development District**Paid Operation & Maintenance Expenditures**

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
Hillsborough County BOCC	20251208-1	6932917329- 11.25 ACH	9770 Mulberry Marsh LN 11/25	\$	131.17
JPGF Investments	300098	34451770	LEGO event 11/25	\$	250.00
DBABricks 4 Kidz					
Massey Services, Inc.	20251210-1	68551700	Pest Control Services 7154 Trent Creek Dr	\$	120.00
			12/25		
Massey Services, Inc.	20251210-1	68564545	Pest Control Services 9770 Mulberry Marsh Ln	\$	60.00
			12/25		
Massey Services, Inc.	20251210-1	68579707	Pest Control Services Pest Control Services	\$	100.00
			10202 CarpHolw Rd 12/25		
Persson, Cohen & Mooney, P.A.	300111	6530	Legal Services 12/25	\$	6,297.24
Poo Be Gone	300097	1015	Monthly Service - Pet Waste 10/25	\$	1,120.00
Poo Be Gone	300097	1016	Monthly Service - Pet Wast 11/25	\$	1,220.00
Rizzetta & Company, Inc.	300094	INV0000105366	Accounting Services 12/25	\$	6,250.01
Rizzetta & Company, Inc.	300099	INV0000105416	General Management & Oversight and	\$	8,989.12
			Personnel Reimbursement 12/25		
Rizzetta & Company, Inc.	300104	INV0000105480	Out of Pocket Expense for Nov 12/25	\$	602.20
Rizzetta & Company, Inc.	300110	INV0000105870	Personnel Reimbursement 12/25	\$	7,679.56
SafeTouch, LLC	300112	21031	Security Monitoring - Response System 12/25	\$	150.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Signal 88 Franchise Group, Inc.	300108	US_105962	Patrol Services 12/25	\$ 8,454.24
Stantec Consulting Services, Inc.	300101	2489780	Engineering Services 11/25	\$ 754.50
Stantec Consulting Services, Inc.	300109	2501435	Engineering Services 12/25	\$ 2,800.50
TECO	20251202-1	110625-211003933580 ACH	15592 Cypress Creek Blvd 10/25	\$ 67.88
TECO	20251202-1	110625-211003933838 ACH	15491 Cypress Creek Blvd 10/25	\$ 80.92
TECO	20251202-1	110625-211003934034 ACH	15441 Cypress Creek Blvd 10/25	\$ 24.54
TECO	20251202-1	110625-211003934265 ACH	7152 Trent Creek Dr. Pump 10/25	\$ 139.34
TECO	20251202-1	110625-211003934406 ACH	7154 Trent Creek Dr 10/25	\$ 743.05
TECO	20251202-1	110625-211003934620 ACH	10116 Geese Trail Cr 10/25	\$ 1,902.83
TECO	20251202-1	110625-221001581182 ACH	4470 NE 19 Ave 10/25	\$ 35.26
TECO	20251202-1	110625-221003904697 ACH	10202 Carp Hollow Rd 10/25	\$ 436.25
TECO	20251202-1	110625-221007372990 ACH	9770 Mulberry Marsh Ln 10/25	\$ 704.88
TECO	20251202-1	110625-221007730122 ACH	15536 Wicked Strong St.	\$ 110.76

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20251202-1	110725-221009578578 ACH	0008 MERRY FAWN CT, A 10/25	\$ 329.21
TECO	20251230-1	211003933580 ACH	15592 Cypress Creek Blvd 11/25	\$ 115.46
TECO	20251230-1	211003933838 ACH	15491 Cypress Creek Blvd 11/25	\$ 49.11
TECO	20251230-1	211003934034 ACH	15441 Cypress Creek Blvd 11/25	\$ 20.68
TECO	20251230-1	211003934265 ACH	7152 Trent Creek Dr. Pump 11/25	\$ 152.27
TECO	20251230-1	211003934406 ACH	7154 Trent Creek Dr 11/25	\$ 788.02
TECO	20251230-1	211003934620 ACH	10116 Geese Trail Cr 11/25	\$ 1,902.83
TECO	20251217-1	211003934828 ACH	19 19th Ave. NW - Streetlights 11/25	\$ 11,641.47
TECO	20251230-1	221001581182 ACH	4470 NE 19 Ave 11/25	\$ 90.91
TECO	20251230-1	221003904697 ACH	10202 Carp Hollow Rd 11/25	\$ 462.53
TECO	20251230-1	221007372990 ACH	9770 Mulberry Marsh Ln 11/25	\$ 733.33
TECO	20251217-1	221007595426 ACH	J PH 1 & 2 - Streetlights 11/25	\$ 2,428.90
TECO	20251230-1	221007730122 ACH	15536 Wicked Strong St. 11/25	\$ 80.96

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20251230-1	221009578578 ACH	10008 MERRY FAWN CT, A 11/25	\$ 339.96
TECO	20251217-1	221009579147 ACH	Cypress Creek K Phase 3 - Streetlights 11/25	\$ 335.34
Valley National Bank	20251226-1	CC113025-753 ACH	Maintenance and Repairs 11/25	\$ 1,610.36
Wahoo Pools Group, Inc.	300105	20251557	Pool Serve 12/25	\$ 2,500.00
Waste Management Inc. of Florida	20251216-1	0206469-2206-0	Waste Disposal - 9770 Mulberry Marsh Ln 12/25	\$ 310.50
Total				\$ 111,769.97

Aqua Sentry

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



INVOICE

BILL TO

Matt O'Nolan
Cypress Creek
4350 Eagle Falls Pl
Tampa
FLA
33619
USA

INVOICE # S7ZGGG8-18**DATE** 12/05/2025**DUE DATE** 12/20/2025**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
Service Call:Service Call Unscheduled visit by Repair tech to troubleshoot and determine cause of an issue. Emergency fresh water line repair. repaired fresh water line that busted causing flooding . Had to go twice due to pipe breaking in different spot.	2.50	150.00	375.00
BALANCE DUE			\$375.00

Aqua Sentry

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



INVOICE

BILL TO

Matt O'Nolan
Cypress Creek
4350 Eagle Falls Pl
Tampa, FLA 33619 USA

INVOICE # SEKG9GT-14**DATE** 11/04/2025**DUE DATE** 12/04/2025**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Cypress Creek Community:Cypress Creek Community Cleaning and Maintenance of community pools	1	3,495.00	3,495.00
Replaced Equipment Replaced escutheons on railings	3	21.95	65.85
Phosphate Treatment:Phosphate Treatment Treatment to remove phosphate buildup in pool	1	49.99	49.99

BALANCE DUE

\$3,610.84

November 24, 2025

Invoice Number: 2396186112425
Account Number: 8337 12 028 2396186

Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0128

Auto Pay Notice

Contact Us

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

Summary Service from 11/24/25 through 12/23/25
details on following pages

Previous Balance	150.00
Payments Received -Thank You!	-150.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
YOUR AUTO PAY WILL BE PROCESSED 12/11/25	
Total Due by Auto Pay	\$150.00

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.

November 24, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2396186112425
Account Number: 8337 12 028 2396186
Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0128

Total Due by Auto Pay	\$150.00
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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 11252025 NNNNNNNN 01 995376

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028239618600150003

Invoice Number: 2396186112425
 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 11252025 NNNNNNNN 01 995376

Charge Details

Previous Balance	150.00
EFT Payment	11/11 -150.00
Remaining Balance	\$0.00

Payments received after 11/24/25 will appear on your next bill.

Service from 11/24/25 through 12/23/25

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
	\$110.00
Spectrum Business™ Internet Total	\$110.00

Spectrum Business™ Voice

Phone number (813) 213-9890	
Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$40.00
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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**.



December 2, 2025

Invoice Number: 2454480120225
Account Number: 8337 12 028 2454480

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

Auto Pay Notice

Contact Us

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

Summary *Service from 12/02/25 through 01/01/26
details on following pages*

Previous Balance	150.00
Payments Received -Thank You!	-150.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
YOUR AUTO PAY WILL BE PROCESSED 12/19/25	
Total Due by Auto Pay	\$150.00

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.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-877-509-0286 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.

December 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480120225
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**

December 2, 2025

Invoice Number: 2454498120225
Account Number: 8337 12 028 2454498

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

Auto Pay Notice

Contact Us

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

Summary *Service from 12/02/25 through 01/01/26
details on following pages*

Previous Balance	150.00
Payments Received -Thank You!	-150.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$150.00
YOUR AUTO PAY WILL BE PROCESSED 12/19/25	
Total Due by Auto Pay	\$150.00

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.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-877-509-0286 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.

December 2, 2025

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454498120225
Account Number: 8337 12 028 2454498
Service At: 9770 MULBERRY MARSH LN
RUSKIN FL 33573-0227

Total Due by Auto Pay	\$150.00
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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 12032025 NNNNNNNN 01 994571

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245449800150003

Charge Details

Previous Balance	150.00
EFT Payment	11/19 -150.00
Remaining Balance	\$0.00

Payments received after 12/02/25 will appear on your next bill.

Service from 12/02/25 through 01/01/26

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
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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.



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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.

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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



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 #	18471
Invoice Date	12-01-25
Balance Due	\$799.50

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data from 1-2 on the account) Applies to ACS6000, ACS300 and Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader 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 (Offices/ISP)	\$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 #	18566
Invoice Date	12-14-25
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	Wed 11-12-25 12:07 PM
Ticket #	12315
Subject	Cypress at Maples down

Ticket Issue

Initial Issue	
Wed 11-12-25 12:07 PM	Brivo, EE, and Network showing down at the maples.
Michael Fernandez	

Ticket Comments

Date	Comment
Update Sun 12-14-25 11:38 PM	Mike: Mike was able to reset the battery backup and the allow power to be restored to the equipment. Everything is back up and good to go.
Charles Bourne	
Initial Issue Wed 11-12-25 12:07 PM	Brivo, EE, and Network showing down at the maples.
Michael Fernandez	

Invoice



Invoice number 740D5A2B-0016

Date of issue December 1, 2025

Date due December 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

\$155.68 USD due December 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 November 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	2	\$25.00	\$50.00
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		\$155.68
	Total		\$155.68
	Amount due		\$155.68 USD

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.: 1292

Invoice date: 11/03/2025

Due date: 12/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Landscape Maintenance Essential Services	November 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.: 1296

Terms: Net 30

Invoice date: 11/14/2025

Due date: 12/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Stump grinding	3 palms, 1 oak and 1 Brazilian pepper stumps grinded.	1	\$800.00	\$800.00
					Total	\$800.00

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.: 1298

Terms: Net 30

Invoice date: 11/14/2025

Due date: 12/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Pine tree removal	Snapped pine tree removed and stump grinded. Can have completed on 11/11	1	\$550.00	\$550.00
					Total	\$550.00

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.: 1299

Terms: Net 30

Invoice date: 11/14/2025

Due date: 12/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Tree removal at main amenity center	Brazilian pepper tree needs removed	1	\$350.00	\$350.00
					Total	\$350.00

Ways to pay



View and pay



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	11/24/2025	12/15/2025

M-Page 1 of 2

Summary of Account Charges

Previous Balance	\$2,487.31
Net Payments - Thank You	\$-2,487.31
Total Account Charges	\$2,566.19
AMOUNT DUE	\$2,566.19

Important Message

This account has ACH payment method

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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

52320

DUE DATE	12/15/2025
Auto Pay Scheduled DO NOT PAY	

0043959000001 00002566198



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
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CYPRESS CREEK OF HILLSBOROUGH CDD

4395900000

11/24/2025

12/15/2025

Service Address: 7154 TRENT CREEK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53609529	10/21/2025	54711	11/19/2025	54910	19900 GAL	ACTUAL	WATER
53609528	10/21/2025	17803	11/19/2025	17837	3400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$70.37
Water Base Charge	\$128.33
Water Usage Charge	\$26.10
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$24.04
Total Service Address Charges	\$310.26



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	11/24/2025	12/15/2025

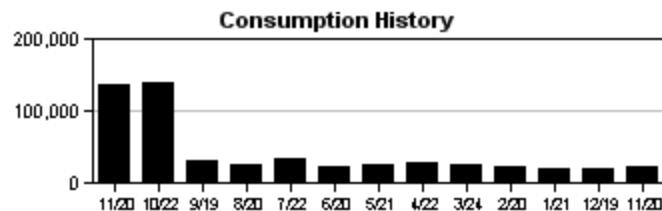
Service Address: 10202 CARP HOLLOW RD

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61040499	10/22/2025	29256	11/20/2025	30622	136600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$412.53
Water Base Charge	\$35.58
Water Usage Charge	\$747.94
Sewer Base Charge	\$87.58
Sewer Usage Charge	\$965.76
Total Service Address Charges	\$2,255.93





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD	6932917329	11/24/2025	12/15/2025

Service Address: 9770 MULBERRY MARSH LN

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54694433	10/22/2025	3900	11/20/2025	3942	4200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$12.68
Water Base Charge	\$22.68
Water Usage Charge	\$4.70
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$29.69

Summary of Account Charges

Previous Balance	\$123.00
Net Payments - Thank You	\$-123.00
Total Account Charges	\$131.17
AMOUNT DUE	\$131.17

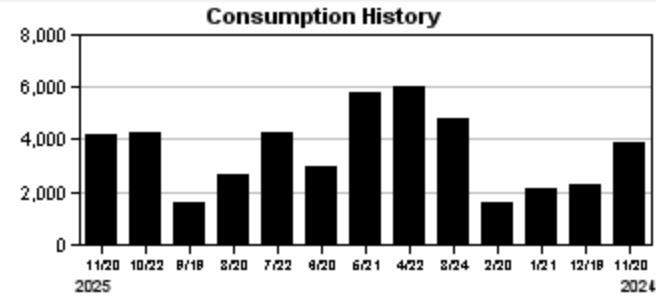
Important Message

This account has ACH payment method

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

Notice

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



Make checks payable to: BOCC

ACCOUNT NUMBER: 6932917329



Hillsborough
County Florida



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

8.23+0

DUE DATE	12/15/2025
Auto Pay Scheduled DO NOT PAY	

0069329173293 00000131177



JPGF INVESTMENTS INC
Dba Bricks 4 Kidz

10428 Alcon Blue Dr.

Riverview, FL 33578

Phone: (813) 545-4282

INVOICE

INVOICE #	DATE
34451770	11/20/2025

BILL TO

Cypress Creek CDD

DESCRIPTION	AMOUNT
LEGO event on 12/13 from 10AM-11AM	
\$250 includes 1 hour building workshop,	
25 minifigures and 25 bracelets	
Cost: \$250	
<i>Thank you for your business!</i>	
	\$250.00

If you have any questions about this invoice, please contact
John Fontana – jfontana@bricks4kidz.com – 813-545-4282



INVOICE 68551700

Dated 12/07/2025

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

Account # 9483891
Purchase Order

Description	Amount	Discount	Tax Adjustment	Total
<i>For service at 7154 Trent Creek Dr Sun City Center, FL 33573</i>				
Comm Pest Prevention	\$120.00	(\$0.00)	\$0.00	\$120.00

Invoice Total: \$120.00

Remit check to:

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



INVOICE 68564545

Dated 12/07/2025

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

Account # 9483891
Purchase Order

Description	Amount	Discount	Tax Adjustment	Total
<i>For service at 9770 Mulberry Marsh Ln Sun City Center, FL 33573</i>				
Comm Pest Prevention	\$60.00	(\$0.00)	\$0.00	\$60.00

Invoice Total: \$60.00

Remit check to:

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



INVOICE 68579707

Dated 12/07/2025

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

Account # 9483891
Purchase Order

Description	Amount	Discount	Tax Adjustment	Total
<i>For service at 10202 Carp Holw Rd Sun City Center, FL 33573</i>				
Comm Pest Prevention	\$100.00	(\$0.00)	\$0.00	\$100.00

Invoice Total: \$100.00

Remit check to:

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

INVOICE

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

Invoice # 6530
Date: 12/01/2025
Due On: 01/01/2026

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,197.00	+ \$6,297.24) - (\$0.00) = \$8,494.24

Cypress Creek

District Attorney Services

Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	DPL	11/01/2025	Draft holiday light contract.	1.00	\$338.00	\$338.00
Service	KA	11/03/2025	Initial drafting of Spending Resolution.	0.10	\$338.00	\$33.80
Service	AHC	11/03/2025	Review and reply to e-mails from District Manager re: pending items.	0.25	\$338.00	\$84.50
Service	KA	11/04/2025	Continue drafting Spending Resolution for Cypress Creek as directed by Attorney Cohen.	0.75	\$338.00	\$253.50
Service	KA	11/05/2025	Final revisions to Spending Resolution and emailed it to Attorney Cohen for review.	0.30	\$338.00	\$101.40
Service	KA	11/05/2025	Initial preparation of termination letter for the current pool service contract, and initial drafting of new pool service agreement.	1.00	\$338.00	\$338.00
Service	AHC	11/05/2025	Review draft Spending Resolution prepared by associate counsel. Revise Resolution and e-mail to District management for inclusion in	0.25	\$338.00	\$84.50

next agenda package.						
Service	KA	11/06/2025	Continued drafting of new pool service agreement.	2.50	\$338.00	\$845.00
Service	KA	11/06/2025	Reviewed contract from previous landscape company and started to review contract with current landscaping company in preparation of drafting demand to Cardinal.	2.00	\$338.00	\$676.00
Service	AHC	11/06/2025	Brief review of e-mailed information re: Cardinal deficiencies.	0.25	\$338.00	\$84.50
Service	AHC	11/07/2025	Review and revise pool vendor termination letter prepared by associate counsel and mail certified and regular mail. Confer with associate counsel re: Cardinal demand. Review and revise holiday lighting contract prepared by associate counsel and send to District management for review/comment and execution.	0.75	\$338.00	\$253.50
Service	KA	11/07/2025	Finished reviewing contracts for Getz and GMS re landscaping issue. Further, started drafting demand letter to Cardinal.	4.00	\$338.00	\$1,352.00
Service	KA	11/07/2025	Updated the termination letter to pool service company. Finalized new pool service agreement.	2.50	\$338.00	\$845.00
Service	KA	11/07/2025	Exchanged e-mails re: Cardinal demand.	0.10	\$338.00	\$33.80
Service	DPL	11/07/2025	Revise holiday light contract with new proposal.	0.50	\$338.00	\$169.00
Service	AHC	11/09/2025	Review Wahoo Pool contract prepared by associate counsel and forward to District Manager for review/comment.	0.25	\$338.00	\$84.50
Service	KA	11/11/2025	Finished drafting the demand letter to previous landscaping company (Cardinal). Emailed it to Attorney Cohen.	0.60	\$338.00	\$202.80
Service	AHC	11/11/2025	Initial review and revisions of Cardinal demand prepared by associate counsel.	0.25	\$338.00	\$84.50
Service	KA	11/13/2025	Reviewed GMS field management agreement to see if there would be any liability regarding Cardinal deficiencies.	0.75	\$338.00	\$253.50

Service	AHC	11/13/2025	Review and revise draft demand to Cardinal and e-mail to Chair and District Manager for review/comment.	0.25	\$338.00	\$84.50
Service	AHC	11/24/2025	Review and reply to inquiry from District Manager re: proposed block party.	0.25	\$338.00	\$84.50
Service	KA	11/25/2025	Confer with partner regarding Cardinal/GMS issues. NO CHARGE.	0.10	\$0.00	\$0.00
Services Subtotal						\$6,286.80

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	11/07/2025	certified mail: Termination letter-Connerty Pools	1.00	\$10.44	\$10.44
Expenses Subtotal					\$10.44
Subtotal					\$6,297.24
Total					\$6,297.24

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6467	12/04/2025	\$2,197.00	\$0.00	\$2,197.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6530	01/01/2026	\$6,297.24	\$0.00	\$6,297.24
Outstanding Balance				\$8,494.24
Total Amount Outstanding				\$8,494.24

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

Poo Be Gone

620 Islebay Dr

Apollo Beach, FL 33572

max@leventry.com

+1 (813) 335-1646

Bill to

Cypress Creek CDD

3434 Colwell Ave

Invoice details

Invoice no.: 1015

Invoice date: 10/07/2025

Due date: 11/06/2025

#	Product or service	Description	Qty	Rate	Amount
1.	monthly services		1	\$1,120.00	\$1,120.00

Ways to pay



Total **\$1,120.00**

Overdue

11/06/2025

Note to customer

Thank you for your business

[View and pay](#)

INVOICE

Poo Be Gone

620 Islebay Dr

Apollo Beach, FL 33572

max@leventry.com

+1 (813) 335-1646

Bill to

Cypress Creek CDD

3434 Colwell Ave

Invoice details

Invoice no.: 1016

Terms: Net 30

Invoice date: 11/05/2025

Due date: 12/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Dog Waste Removal twice weekly 1-31 October 2025		1	\$1,120.00	\$1,120.00
2.	Late fee		1	\$100.00	\$100.00
			Total	\$1,220.00	

Ways to pay



View and pay

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

Invoice

Date	Invoice #
12/2/2025	INV0000105366

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Invoice

Date	Invoice #
12/5/2025	INV0000105416

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of		Terms		Client Number
December		Upon Receipt		00074
Description		Qty	Rate	Amount
General Management & Oversight		1.00	\$1,250.00	\$1,250.00
Personnel Reimbursement		1.00	\$7,739.12	\$7,739.12
		Subtotal		\$8,989.12
		Total		\$8,989.12

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

Invoice

Date	Invoice #
12/1/2025	INV0000105480

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Invoice

Date	Invoice #
12/19/2025	INV0000105870

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Description	Services for the month of		Client Number
	December	Terms	
Personnel Reimbursement	Qty 1.00	Rate \$7,679.56	Amount \$7,679.56
	Subtotal		\$7,679.56
	Total		\$7,679.56



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

Invoice

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/Project ID	Date	Invoice #	Due Date	Acct #
	12/01/2025	21031	12/31/2025	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_105962
Invoice Date 2025-12-01
Due Date: 2025-12-16
Terms: NET15
Customer ID: 94644
Customer PO:

Amount Due: \$8,454.24

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
2025-12-01-2025-12-31	Roving Patrol Tours - Cypress Patrol: : Service Location: Cypress Creek of Hillsborough CDD	145	\$34.50	\$5,002.50
2025-12-01-2025-12-31	Roving Patrol Tours - Cypress Patrol - Holiday: : Service Location: Cypress Creek of Hillsborough CDD	10	\$51.75	\$517.50
2025-12-01-2025-12-31	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	64	\$37.41	\$2,394.24
2025-12-01-2025-12-31	Dedicated Security Officer - Extra Job: : Service Location: Cypress Creek of Hillsborough CDD	22.5	\$24.00	\$540.00
				Subtotal \$8,454.24
				Sales tax \$0.00
				1) FLORIDA FL STATE TAX (6) \$0.00
				7H FL COUNTY TAX (1.5) \$0.00
				Total \$8,454.24

Invoice Number	2489780
Invoice Date	November 25, 2025
Customer Number	83430
Project Number	238202107

Bill To

Cypress Creek Hillsborough
County Community
Development District
Accounts Payable
C/O Rizzetta and Company,
Inc.
3434 Colwell Rd, Suite 200
Tampa FL 33614
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Cypress Creek of Hillsborough County Community Development District

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$8,635.00
Authorization Previously Billed:	\$2,872.50
Authorization Budget Remaining:	\$5,008.00
Authorization Billed to Date:	\$3,627.00
Current Invoice Due:	\$754.50
For Period Ending:	November 25, 2025

Invoice email: CDDinvoice@rizzetta.com
Billing contact email: MONolan@rizzetta.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Page 2 of 2

Invoice Number

2489780

Project Number

238202107

Top Task 2025**2025 FY General Cons****Professional Services****Billing Level**

	Date	Hours	Rate	Current Amount
--	-------------	--------------	-------------	-----------------------

Level 09

Nurse, Vanessa M	2025-09-24	1.50	183.00	274.50
		1.50		274.50

Level 14

Stewart, Tonja L	2025-10-07	1.00	240.00	240.00
Stewart, Tonja L	2025-10-14	1.00	240.00	240.00
		2.00		480.00

Professional Services Subtotal	<u>3.50</u>	<u>754.50</u>
---------------------------------------	--------------------	----------------------

Top Task 2025 Total**754.50**

Total Fees & Disbursements	\$754.50
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INVOICE TOTAL (USD)	<u>\$754.50</u>
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Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-09-24	238202107	2025	NURSE, VANESSA M	0.50	183.00	91.50	Project Management Support	
2025-09-24	238202107	2025	NURSE, VANESSA M	0.50	183.00	91.50	Project Management Support	
2025-09-24	238202107	2025	NURSE, VANESSA M	0.50	183.00	91.50	PREPARED NEW GC PROPOSAL	
2025-10-07	238202107	2025	STEWART, TONJA L	1.00	240.00	240.00	FOLLOW UP REGARDING WUP RESPONSE TO SWFWMD	
2025-10-14	238202107	2025	STEWART, TONJA L	1.00	240.00	240.00	FOLLOW UP REGARDING WUP RESPONSE TO SWFWMD AND DISTRICT MANAGEMENT AND DISTRICT COUNSEL	
Total subTask 2025				3.50		754.50		
Total Top Task 2025				3.50		754.50		
Total Project 238202107				3.50		754.50		

Invoice Number	2501435
Invoice Date	December 9, 2025
Customer Number	83430
Number	238202107

Bill To

Cypress Creek Hillsborough
County Community
Development District
Accounts Payable
C/O Rizzetta and Company,
Inc.
3434 Colwell Rd, Suite 200
Tampa FL 33614
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Cypress Creek of Hillsborough County Community Development District

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$8,635.00
Authorization Previously Billed:	\$3,627.00
Authorization Budget Remaining:	\$2,207.50
Authorization Billed to Date:	\$6,427.50
Current Invoice Due:	\$2,800.50
For Period Ending:	December 9, 2025

Invoice email: CDDinvoice@rizzetta.com
Billing contact email: MONolan@rizzetta.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Page 2 of 2

Invoice Number

2501435

Project Number

238202107

Top Task 2026**2026 FY General Consulting Services****Professional Services**

Billing Level		Date	Hours	Rate	Current Amount
<hr/>					
Level 09					
Nurse, Vanessa M		2025-10-03	0.50	183.00	91.50
Nurse, Vanessa M		2025-10-06	1.00	183.00	183.00
Nurse, Vanessa M		2025-10-16	0.75	183.00	137.25
Nurse, Vanessa M		2025-10-22	0.25	183.00	45.75
Nurse, Vanessa M		2025-10-29	0.25	183.00	45.75
Nurse, Vanessa M		2025-10-30	0.25	183.00	45.75
Nurse, Vanessa M		2025-11-12	0.50	183.00	91.50
			3.50		640.50
Level 14					
Stewart, Tonja L		2025-09-23	3.50	240.00	840.00
Stewart, Tonja L		2025-09-30	3.00	240.00	720.00
Stewart, Tonja L		2025-10-21	1.00	240.00	240.00
Stewart, Tonja L		2025-10-28	1.50	240.00	360.00
			9.00		2,160.00
Professional Services Subtotal			12.50		2,800.50

Top Task 2026 Total**2,800.50**

Total Fees & Disbursements

\$2,800.50

INVOICE TOTAL (USD)**\$2,800.50**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-09-23	238202107	2026	STEWART, TONJA L	3.50	240.00	840.00	PREPARE FOR AND ATTEND CDD MEETING; DISCUSSIONS AND COMMUNICATION WITH DISTRICT MANAGER AND DISTRICT COUNSEL	
2025-09-30	238202107	2026	STEWART, TONJA L	3.00	240.00	720.00	FOLLOW UP REGARDING WUP RESPONSE TO SWFWMD	
2025-10-03	238202107	2026	NURSE, VANESSA M	0.50	183.00	91.50	PREPARED RESPONSE TO SWFWMD RE: WUP COMPLIANCE/OVERPUMPAGE	
2025-10-06	238202107	2026	NURSE, VANESSA M	1.00	183.00	183.00	CORRESPONDENCE WITH SWFWMD RE: WUP & OVERPUMPAGE	
2025-10-16	238202107	2026	NURSE, VANESSA M	0.75	183.00	137.25	COORDINATION WITH SWFWMD RE: WUP COMPLIANCE	
2025-10-21	238202107	2026	STEWART, TONJA L	1.00	240.00	240.00	FOLLOW UP REGARDING WUP RESPONSE TO SWFWMD AND DISTRICT MANAGEMENT AND DISTRICT COUNSEL	
2025-10-22	238202107	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-10-28	238202107	2026	STEWART, TONJA L	1.50	240.00	360.00	PREPARE FOR AND ATTEND CDD MEETING; FOLLOW UP REGARDING WUP RESPONSE TO SWFWMD AND DISTRICT MANAGEMENT AND DISTRICT COUNSEL	
2025-10-29	238202107	2026	NURSE, VANESSA M	0.25	183.00	45.75	CORRESPONDENCE WITH SWFWMD RE: WUP	
2025-10-30	238202107	2026	NURSE, VANESSA M	0.25	183.00	45.75	CORRESPONDENCE WITH SWFWMD RE: WUP	
2025-11-12	238202107	2026	NURSE, VANESSA M	0.50	183.00	91.50	ADDED 4 ERPS TO 2026 SWFWMD INSPECTION LIST	
Total subTask 2026				12.50		2,800.50		
Total Top Task 2026				12.50		2,800.50		
Total Project 238202107				12.50		2,800.50		



TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$67.88**

Due Date: December 01, 2025

Account #: 211003933580

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$98.51
Payment(s) Received Since Last Statement	-\$98.51

Current Month's Charges	\$67.88
--------------------------------	----------------

Amount Due by December 01, 2025 **\$67.88**

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 **77.27% lower** than the same period last year.

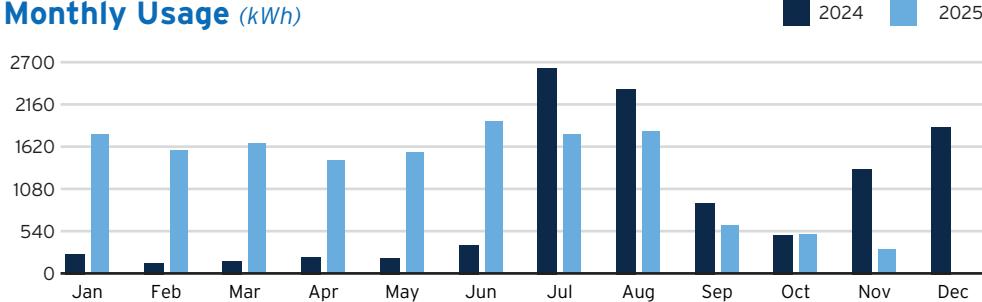


Your average daily kWh used was **37.5% lower** than it was in your previous period.



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

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

Account #: 211003933580

Due Date: December 01, 2025

Amount Due: **\$67.88**

Payment Amount: \$ _____

634100564952

Your account will be drafted on December 01, 2025



Pay your bill online at TampaElectric.com

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

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

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK COMMUNITY
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: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Meter Location: Irrigation

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496669	10/31/2025	40,655		40,347		308 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	308 kWh @ \$0.08641/kWh	\$26.61
Fuel Charge	308 kWh @ \$0.03391/kWh	\$10.44
Storm Protection Charge	308 kWh @ \$0.00577/kWh	\$1.78
Clean Energy Transition Mechanism	308 kWh @ \$0.00418/kWh	\$1.29
Storm Surcharge	308 kWh @ \$0.02121/kWh	\$6.53
Florida Gross Receipt Tax		\$1.70
Electric Service Cost		\$67.88

Total Current Month's Charges

\$67.88

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$80.92**

Due Date: December 01, 2025

Account #: 211003933838

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

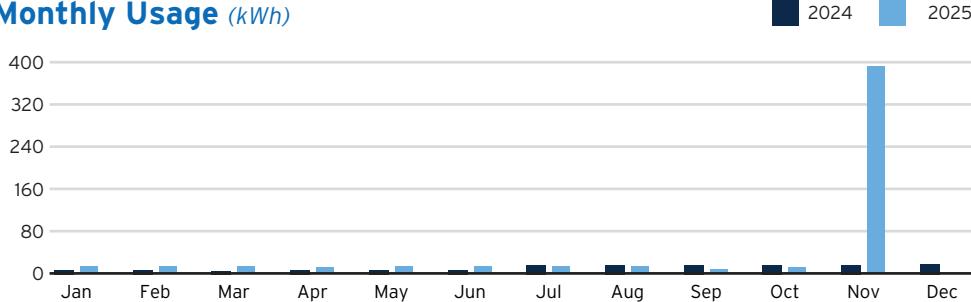
Previous Amount Due	\$22.38
Payment(s) Received Since Last Statement	-\$22.38

Current Month's Charges **\$80.92**

Amount Due by December 01, 2025 **\$80.92**

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

Monthly Usage (kWh)



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



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

Account #: 211003933838

Due Date: December 01, 2025

Amount Due: **\$80.92**

Payment Amount: \$ _____

634100564953

Your account will be
drafted on December 01, 2025

Pay your bill online at TampaElectric.com

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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: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Meter Location: Irrigation

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496670	10/31/2025	26,410	-	26,018	=	392 kWh	1	31 Days

Charge Details



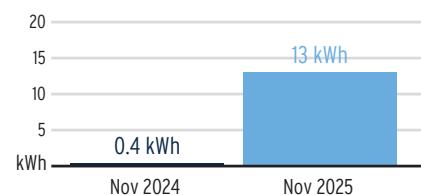
Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	392 kWh @ \$0.08641/kWh	\$33.87
Fuel Charge	392 kWh @ \$0.03391/kWh	\$13.29
Storm Protection Charge	392 kWh @ \$0.00577/kWh	\$2.26
Clean Energy Transition Mechanism	392 kWh @ \$0.00418/kWh	\$1.64
Storm Surcharge	392 kWh @ \$0.02121/kWh	\$8.31
Florida Gross Receipt Tax		\$2.02
Electric Service Cost		\$80.92

Total Current Month's Charges

\$80.92

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

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888-223-0800 (All Other Counties)

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$24.54**

Due Date: December 01, 2025

Account #: 211003934034

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$28.45
Payment(s) Received Since Last Statement	-\$28.45

Current Month's Charges **\$24.54**

Amount Due by December 01, 2025 **\$24.54**

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 **70% lower** than the same period last year.

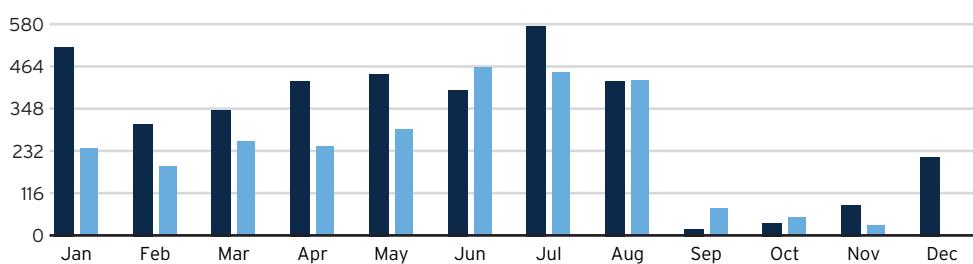


Your average daily kWh used was **55% lower** than it was in your previous period.



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

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

Account #: 211003934034

Due Date: December 01, 2025

Amount Due: **\$24.54**

Payment Amount: \$ _____

634100564954

Your account will be drafted on December 01, 2025



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

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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: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Meter Location: Irrigation

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496672	10/31/2025	34,463		34,434		29 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	29 kWh @ \$0.08641/kWh	\$2.51
Fuel Charge	29 kWh @ \$0.03391/kWh	\$0.98
Storm Protection Charge	29 kWh @ \$0.00577/kWh	\$0.17
Clean Energy Transition Mechanism	29 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.02121/kWh	\$0.62
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.54

Total Current Month's Charges

\$24.54

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

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Power Outage:

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Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$139.34**

Due Date: December 01, 2025

Account #: 211003934265

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

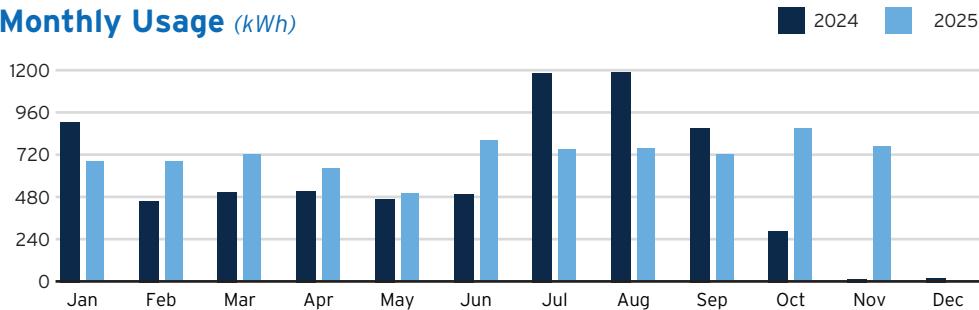
Previous Amount Due	\$156.15
Payment(s) Received Since Last Statement	-\$156.15

Current Month's Charges **\$139.34**

Amount Due by December 01, 2025 **\$139.34**

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

Monthly Usage (kWh)



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

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

Account #: 211003934265

Due Date: December 01, 2025

Amount Due: **\$139.34**

Payment Amount: \$ _____

634100564955

Your account will be
drafted on December 01, 2025



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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: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000595500	10/31/2025	47,389	-	46,621	=	768 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	768 kWh @ \$0.08641/kWh	\$66.36
Fuel Charge	768 kWh @ \$0.03391/kWh	\$26.04
Storm Protection Charge	768 kWh @ \$0.00577/kWh	\$4.43
Clean Energy Transition Mechanism	768 kWh @ \$0.00418/kWh	\$3.21
Storm Surcharge	768 kWh @ \$0.02121/kWh	\$16.29
Florida Gross Receipt Tax		\$3.48
Electric Service Cost		\$139.34

Total Current Month's Charges

\$139.34

Avg kWh Used Per Day



Important Messages

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$743.05**

Due Date: December 01, 2025

Account #: 211003934406

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

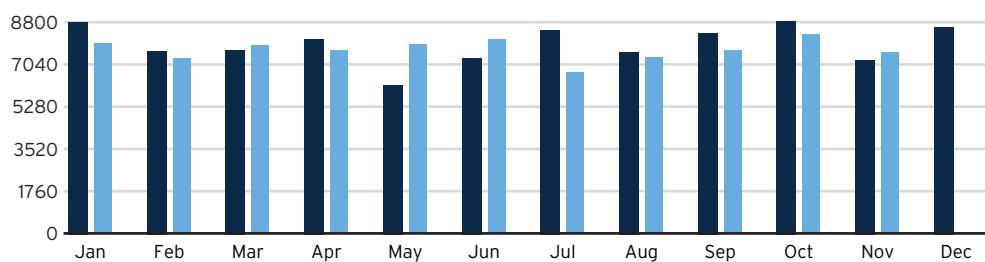
Previous Amount Due	\$783.62
Payment(s) Received Since Last Statement	-\$783.62

Current Month's Charges **\$743.05**

Amount Due by December 01, 2025 **\$743.05**

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

Monthly Usage (kWh)



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

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

Account #: 211003934406

Due Date: December 01, 2025

Amount Due: **\$743.05**

Payment Amount: \$ _____

634100564956

Your account will be
drafted on December 01, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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

Your Energy Insight

Your average daily kWh used was **2.09% higher** than the same period last year.

Your peak billing demand was **13.33% lower** than the same period last year.



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your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.



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

Account #: 211003934406
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851617	10/31/2025	668	-	93,098	=	7,570 kWh	1	31 Days
1000851617	10/31/2025	12.93	-	0	=	12.93 kW	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
Billing Demand Charge	13 kW @ \$18.07000/kW	\$234.91
Energy Charge	7,570 kWh @ \$0.00773/kWh	\$58.52
Fuel Charge	7,570 kWh @ \$0.03391/kWh	\$256.70
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	7,570 kWh @ \$0.00068/kWh	\$5.15
Clean Energy Transition Mechanism	13 kW @ \$1.15000/kW	\$14.95
Storm Surcharge	7,570 kWh @ \$0.01035/kWh	\$78.35
Florida Gross Receipt Tax		\$18.58
Electric Service Cost		\$743.05

Total Current Month's Charges

\$743.05

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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Hearing Impaired/TTY:

7-1-1

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

Account #: 211003934406
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Important Messages

Quarterly Fuel Source Update

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$1,902.83**

Due Date: December 01, 2025

Account #: 211003934620

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 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 December 01, 2025 **\$1,902.83**

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



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



Account #: 211003934620

Due Date: December 01, 2025

Amount Due: **\$1,902.83**

Payment Amount: \$ _____

634100564957

Your account will be
drafted on December 01, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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

Important Messages

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$35.26**

Due Date: December 01, 2025

Account #: 221001581182

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$32.49
Payment(s) Received Since Last Statement	-\$32.49

Current Month's Charges **\$35.26**

Amount Due by December 01, 2025 **\$35.26**

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

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

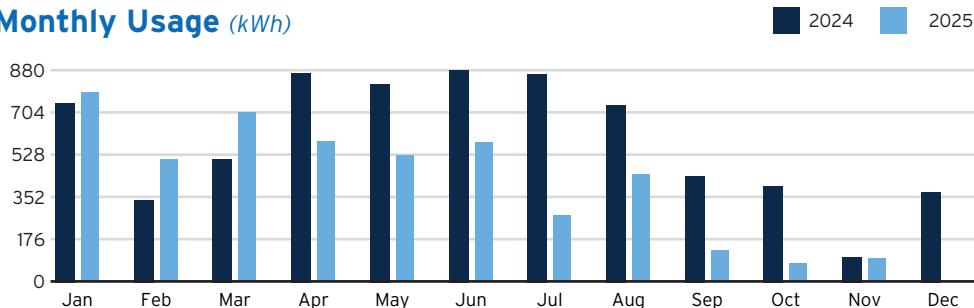


Your average daily kWh used was **50% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 221001581182

Due Date: December 01, 2025

Amount Due: **\$35.26**

Payment Amount: \$ _____

685952167433

Your account will be drafted on December 01, 2025



Pay your bill online at TampaElectric.com

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

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

CYPRESS CREEK OF HILLSBOROUGH CDD
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: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851608	10/31/2025	40,301	-	40,203	=	98 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	98 kWh @ \$0.08641/kWh	\$8.47
Fuel Charge	98 kWh @ \$0.03391/kWh	\$3.32
Storm Protection Charge	98 kWh @ \$0.00577/kWh	\$0.57
Clean Energy Transition Mechanism	98 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	98 kWh @ \$0.02121/kWh	\$2.08
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.26

Total Current Month's Charges

\$35.26

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$436.25**

Due Date: December 01, 2025

Account #: 221003904697

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

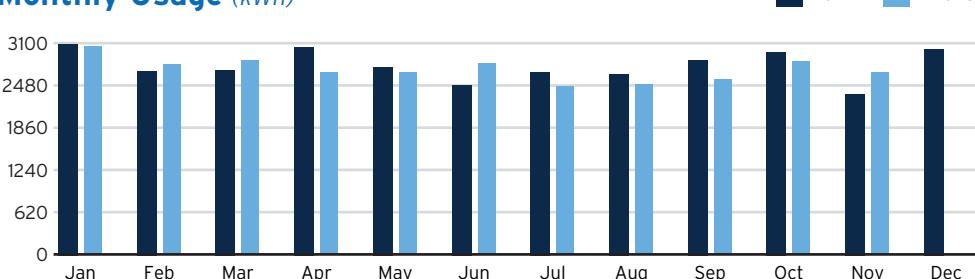
Previous Amount Due	\$461.28
Payment(s) Received Since Last Statement	-\$461.28

Current Month's Charges **\$436.25**

Amount Due by December 01, 2025 **\$436.25**

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

Monthly Usage (kWh)



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

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

Account #: 221003904697

Due Date: December 01, 2025

Amount Due: **\$436.25**

Payment Amount: \$ _____

690890401962

Your account will be
drafted on December 01, 2025



Pay your bill online at TampaElectric.com

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

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

CYPRESS CREEK OF HILLSBOROUGH CDD
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: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506228	10/31/2025	73,672	-	70,993	=	2,679 kWh	1	31 Days

Charge Details



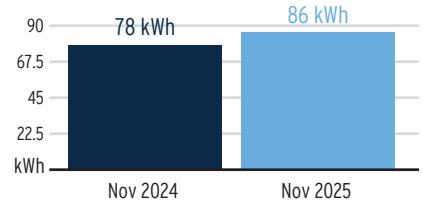
Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	2,679 kWh @ \$0.08641/kWh	\$231.49
Fuel Charge	2,679 kWh @ \$0.03391/kWh	\$90.84
Storm Protection Charge	2,679 kWh @ \$0.00577/kWh	\$15.46
Clean Energy Transition Mechanism	2,679 kWh @ \$0.00418/kWh	\$11.20
Storm Surcharge	2,679 kWh @ \$0.02121/kWh	\$56.82
Florida Gross Receipt Tax		\$10.91
Electric Service Cost		\$436.25

Total Current Month's Charges

\$436.25

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$704.88**

Due Date: December 01, 2025

Account #: 221007372990

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$749.18
Payment(s) Received Since Last Statement	-\$749.18

Current Month's Charges	\$704.88
--------------------------------	-----------------

Amount Due by December 01, 2025	\$704.88
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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 **47.92% higher** than the same period last year.

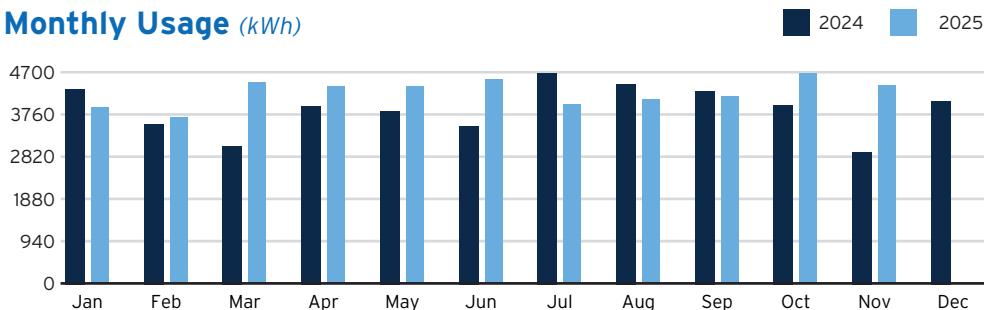


Your average daily kWh used was **3.4% lower** than it was in your previous period.



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

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

Account #: 221007372990

Due Date: December 01, 2025

Amount Due: **\$704.88**

Payment Amount: \$ _____

640273398736

Your account will be drafted on December 01, 2025



Pay your bill online at TampaElectric.com

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

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: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514240	10/31/2025	59,601	-	55,193	=	4,408 kWh	1	31 Days

Charge Details



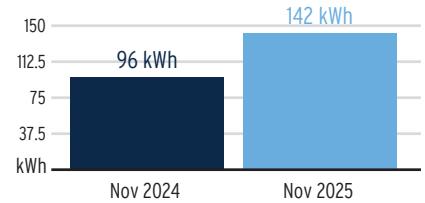
Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	4,408 kWh @ \$0.08641/kWh	\$380.90
Fuel Charge	4,408 kWh @ \$0.03391/kWh	\$149.48
Storm Protection Charge	4,408 kWh @ \$0.00577/kWh	\$25.43
Clean Energy Transition Mechanism	4,408 kWh @ \$0.00418/kWh	\$18.43
Storm Surcharge	4,408 kWh @ \$0.02121/kWh	\$93.49
Florida Gross Receipt Tax		\$17.62
Electric Service Cost		\$704.88

Total Current Month's Charges

\$704.88

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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P.O. Box 31318
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Mail your payment in the enclosed envelope.

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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TampaElectric.com

Phone:

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: November 06, 2025

Amount Due: **\$110.76**

Due Date: December 01, 2025

Account #: 221007730122

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$122.91
Payment(s) Received Since Last Statement	-\$122.91

Current Month's Charges	\$110.76
--------------------------------	-----------------

Amount Due by December 01, 2025 **\$110.76**

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 **850% higher** than the same period last year.

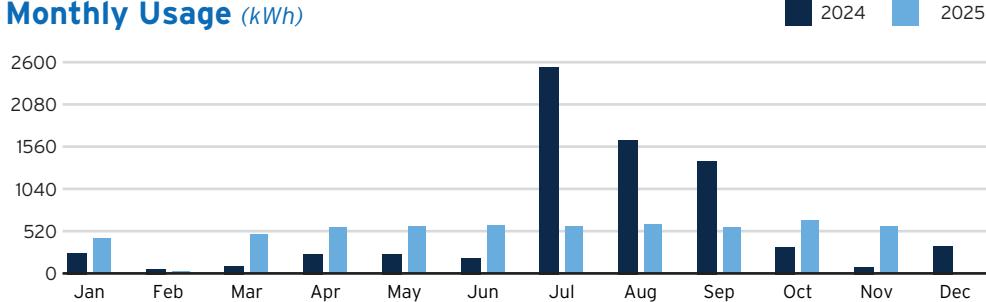


Your average daily kWh used was **9.52% lower** than it was in your previous period.



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

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

Account #: 221007730122

Due Date: December 01, 2025

Amount Due: **\$110.76**

Payment Amount: \$ _____

648915305305

Your account will be drafted on December 01, 2025



Pay your bill online at TampaElectric.com

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

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

CYPRESS CREEK OF HILLSBOROUGH CDD
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: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000565421	10/31/2025	33,240	-	32,656	=	584 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	584 kWh @ \$0.08641/kWh	\$50.46
Fuel Charge	584 kWh @ \$0.03391/kWh	\$19.80
Storm Protection Charge	584 kWh @ \$0.00577/kWh	\$3.37
Clean Energy Transition Mechanism	584 kWh @ \$0.00418/kWh	\$2.44
Storm Surcharge	584 kWh @ \$0.02121/kWh	\$12.39
Florida Gross Receipt Tax		\$2.77
Electric Service Cost		\$110.76

Total Current Month's Charges

\$110.76

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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P.O. Box 31318
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P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

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Phone

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TampaElectric.com

Phone:

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Residential Customer Care:

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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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TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
10008 MERRY FAWN CT, A
SUN CITY CENTER, FL 33573-6784

Statement Date: November 07, 2025

Amount Due: **\$329.21**

Due Date: December 01, 2025

Account #: 221009578578

REVISED INVOICE

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	-\$27.00
Credit balance after payments and credits	-\$27.00
Current Month's Charges	\$356.21

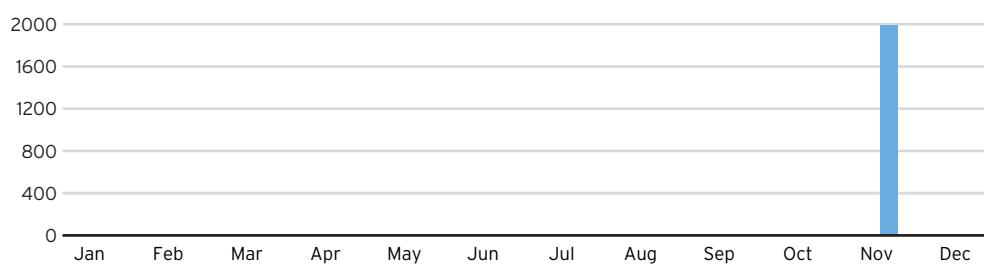
Amount Due by December 01, 2025 **\$329.21**

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



Scan here to view
your account online.

Monthly Usage (kWh)



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

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



Account #: 221009578578

Due Date: December 01, 2025

Amount Due: **\$329.21**

Payment Amount: \$ _____

661260897271

Your account will be
drafted on December 01, 2025

 **Pay your bill online at TampaElectric.com**

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

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

CYPRESS CREEK OF HILLSBOROUGH CDD
18842 N DALE MABRY HWY
LUTZ, FL 33548-4978

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 #: 221009578578
Statement Date: November 07, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000491573	10/31/2025	30,603	-	28,613	=	1,990 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,990 kWh @ \$0.08641/kWh	\$171.96
Fuel Charge	1,990 kWh @ \$0.03391/kWh	\$67.48
Storm Protection Charge	1,990 kWh @ \$0.00577/kWh	\$11.48
Clean Energy Transition Mechanism	1,990 kWh @ \$0.00418/kWh	\$8.32
Storm Surcharge	1,990 kWh @ \$0.02121/kWh	\$42.21
Florida Gross Receipt Tax		\$8.23
Electric Service Cost		\$329.21



Other Fees and Charges

Electric Security Deposit	\$396.00
Total Other Fees and Charges	\$396.00



Installments & Adjustments

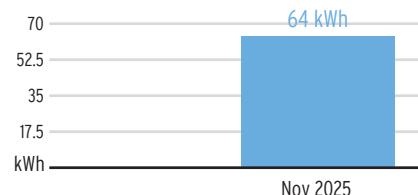
Miscellaneous Adjustments	-\$369.00
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Total Current Month's Charges

\$356.21

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Balance Transfer. This billing statement reflects a transferred balance.

Adjusted Bill. Please review your billing details for past charges that have been billed and/or adjusted appropriately.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



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813-275-3909

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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$115.46**

Due Date: December 29, 2025

Account #: 211003933580

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due	\$67.88
Payment(s) Received Since Last Statement	-\$67.88

Current Month's Charges **\$115.46**

Amount Due by December 29, 2025 **\$115.46**

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 **67.24% lower** than the same period last year.

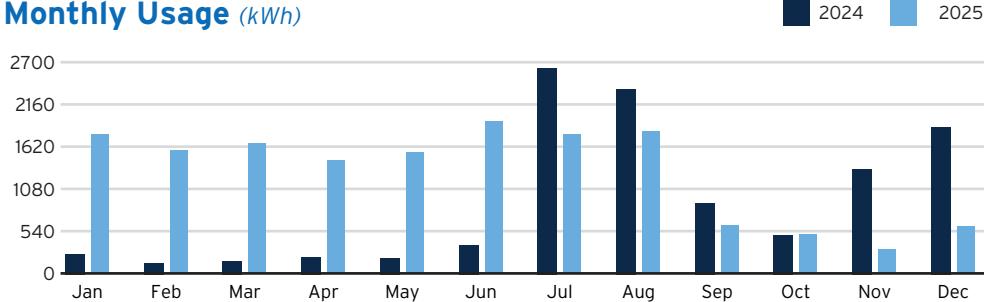


Your average daily kWh used was **90% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 211003933580

Due Date: December 29, 2025

Amount Due: **\$115.46**

Payment Amount: \$ _____

625458631442

Your account will be drafted on December 29, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Meter Location: Irrigation

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496669	12/02/2025	41,265		40,655		610 kWh	1	32 Days

Charge Details



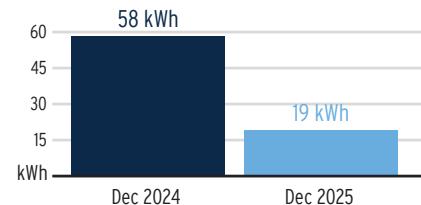
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	610 kWh @ \$0.08641/kWh	\$52.71
Fuel Charge	610 kWh @ \$0.03391/kWh	\$20.69
Storm Protection Charge	610 kWh @ \$0.00577/kWh	\$3.52
Clean Energy Transition Mechanism	610 kWh @ \$0.00418/kWh	\$2.55
Storm Surcharge	610 kWh @ \$0.02121/kWh	\$12.94
Florida Gross Receipt Tax		\$2.89
Electric Service Cost		\$115.46

Total Current Month's Charges

\$115.46

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$49.11**

Due Date: December 29, 2025

Account #: 211003933838

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

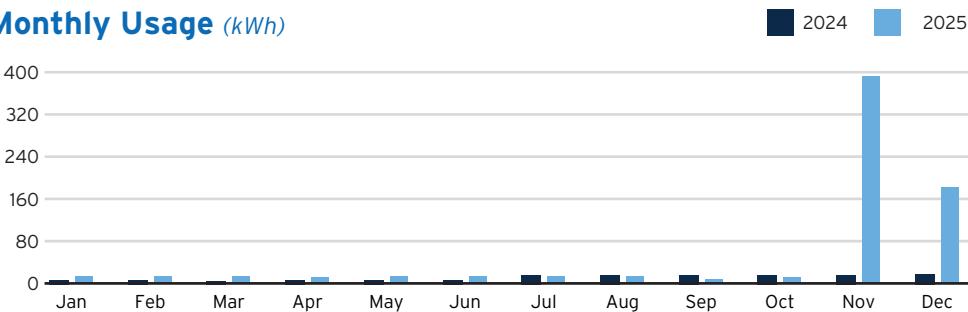
Previous Amount Due	\$80.92
Payment(s) Received Since Last Statement	-\$80.92

Current Month's Charges **\$49.11**

Amount Due by December 29, 2025 **\$49.11**

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

Monthly Usage (kWh)



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

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

Account #: 211003933838

Due Date: December 29, 2025

Amount Due: **\$49.11**

Payment Amount: \$ _____

625458631443

Your account will be
drafted on December 29, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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

Your Energy Insight



Your average daily kWh used was
1400% higher than the same
period last year.



Your average daily kWh used was
53.85% lower than it was in your
previous period.



Scan here to view
your account online.





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

Account #: 211003933838
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Meter Location: Irrigation

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496670	12/02/2025	26,593		26,410		183 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	183 kWh @ \$0.08641/kWh	\$15.81
Fuel Charge	183 kWh @ \$0.03391/kWh	\$6.21
Storm Protection Charge	183 kWh @ \$0.00577/kWh	\$1.06
Clean Energy Transition Mechanism	183 kWh @ \$0.00418/kWh	\$0.76
Storm Surcharge	183 kWh @ \$0.02121/kWh	\$3.88
Florida Gross Receipt Tax		\$1.23
Electric Service Cost		\$49.11

Total Current Month's Charges

\$49.11

Avg kWh Used Per Day



Important Messages

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$20.68**

Due Date: December 29, 2025

Account #: 211003934034

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$24.54

Payment(s) Received Since Last Statement -\$24.54

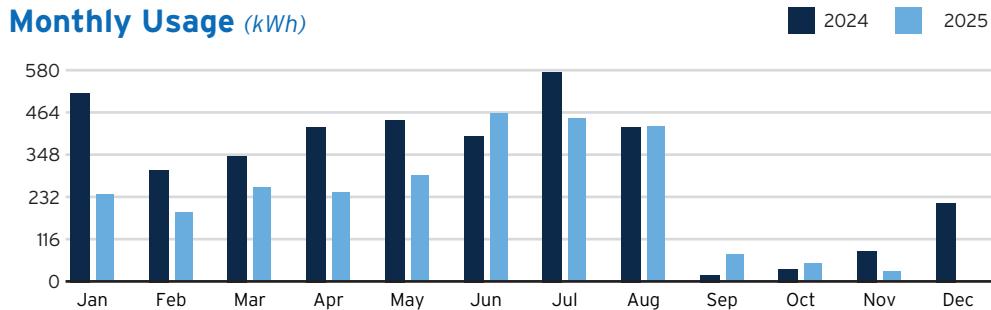
Current Month's Charges **\$20.68**

Amount Due by December 29, 2025 **\$20.68**

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



Scan here to view
your account online.



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



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

Account #: 211003934034

Due Date: December 29, 2025

Amount Due: **\$20.68**

Payment Amount: \$ _____

625458631444

Your account will be
drafted on December 29, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Meter Location: Irrigation

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496672	12/02/2025	34,463		34,463		0 kWh	1	32 Days

Charge Details

	Electric Charges
Daily Basic Service Charge	32 days @ \$0.63000
Florida Gross Receipt Tax	\$0.52
Electric Service Cost	\$20.68

Total Current Month's Charges **\$20.68**

Avg kWh Used Per Day



Important Messages

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Hearing Impaired/TTY:

7-1-1

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Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$152.27**

Due Date: December 29, 2025

Account #: 211003934265

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

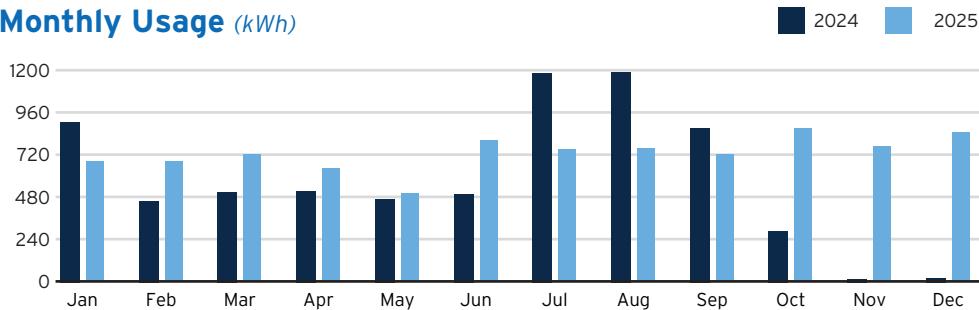
Previous Amount Due	\$139.34
Payment(s) Received Since Last Statement	-\$139.34

Current Month's Charges **\$152.27**

Amount Due by December 29, 2025 **\$152.27**

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

Monthly Usage (kWh)



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

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

Account #: 211003934265

Due Date: December 29, 2025

Amount Due: **\$152.27**

Payment Amount: \$ _____

625458631445

Your account will be
drafted on December 29, 2025



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

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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: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000595500	12/02/2025	48,236	-	47,389	=	847 kWh	1	32 Days

Charge Details



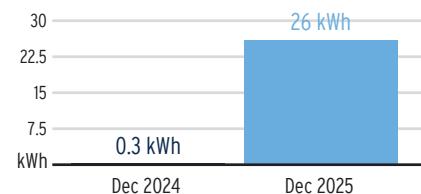
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	847 kWh @ \$0.08641/kWh	\$73.19
Fuel Charge	847 kWh @ \$0.03391/kWh	\$28.72
Storm Protection Charge	847 kWh @ \$0.00577/kWh	\$4.89
Clean Energy Transition Mechanism	847 kWh @ \$0.00418/kWh	\$3.54
Storm Surcharge	847 kWh @ \$0.02121/kWh	\$17.96
Florida Gross Receipt Tax		\$3.81
Electric Service Cost		\$152.27

Total Current Month's Charges

\$152.27

Avg kWh Used Per Day



Important Messages

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$788.02**

Due Date: December 29, 2025

Account #: 211003934406

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due	\$743.05
Payment(s) Received Since Last Statement	-\$743.05

Current Month's Charges **\$788.02**

Amount Due by December 29, 2025 **\$788.02**

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

Your Energy Insight



Your average daily kWh used was **6.74% lower** than the same period last year.

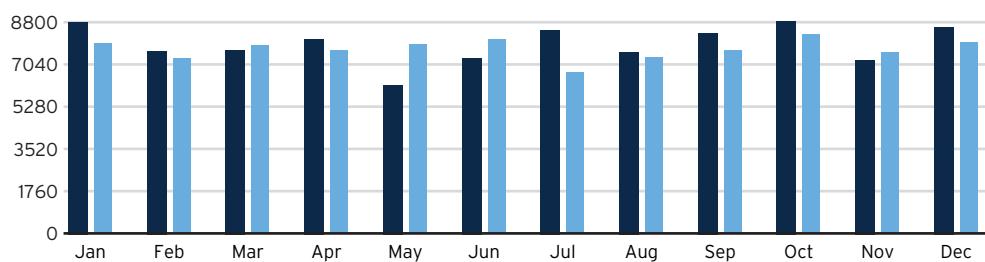


Your peak billing demand was **0% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 211003934406

Due Date: December 29, 2025

Amount Due: **\$788.02**

Payment Amount: \$ _____

625458631446

Your account will be drafted on December 29, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851617	12/02/2025	8,623	-	668	=	7,955 kWh	1	32 Days
1000851617	12/02/2025	14.01	-	0	=	14.01 kW	1	32 Days

Charge Details

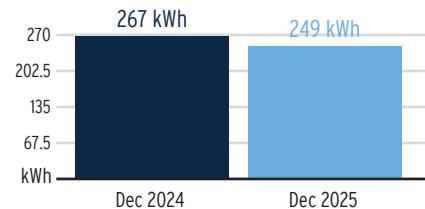


Electric Charges

Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	14 kW @ \$18.07000/kW	\$252.98
Energy Charge	7,955 kWh @ \$0.00773/kWh	\$61.49
Fuel Charge	7,955 kWh @ \$0.03391/kWh	\$269.75
Capacity Charge	14 kW @ \$0.30000/kW	\$4.20
Storm Protection Charge	14 kW @ \$2.08000/kW	\$29.12
Energy Conservation Charge	14 kW @ \$0.93000/kW	\$13.02
Environmental Cost Recovery	7,955 kWh @ \$0.00068/kWh	\$5.41
Clean Energy Transition Mechanism	14 kW @ \$1.15000/kW	\$16.10
Storm Surcharge	7,955 kWh @ \$0.01035/kWh	\$82.33
Florida Gross Receipt Tax		\$19.70
Electric Service Cost		\$788.02

Total Current Month's Charges **\$788.02**

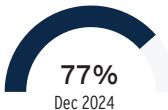
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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

Account #: 211003934406
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Important Messages

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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$1,902.83**

Due Date: December 29, 2025

Account #: 211003934620

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 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 December 29, 2025 **\$1,902.83**

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



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your account online.



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

Account #: 211003934620

Due Date: December 29, 2025

Amount Due: **\$1,902.83**

Payment Amount: \$ _____

625458631447

Your account will be
drafted on December 29, 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: December 08, 2025
Charges Due: December 29, 2025

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: Lighting Service

Charge Details



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

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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 HC CDD
19 19TH AVE NW
RUSKIN, FL 33570-0000

Statement Date: November 26, 2025

Amount Due: **\$11,641.47**

Due Date: December 17, 2025

Account #: 211003934828

DO NOT PAY. Your account will be drafted on December 17, 2025

Account Summary

Current Service Period: October 22, 2025 - November 20, 2025

Previous Amount Due \$11,640.95

Payment(s) Received Since Last Statement -\$11,640.95

Current Month's Charges **\$11,641.47**

Amount Due by December 17, 2025 **\$11,641.47**

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



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customize notifications and more.

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

Account #: 211003934828

Due Date: December 17, 2025

Amount Due: **\$11,641.47**

Payment Amount: \$ _____

609409293844

Your account will be
drafted on December 17, 2025



Pay your bill online at TampaElectric.com

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

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: November 26, 2025
Charges Due: December 17, 2025

Service Period: Oct 22, 2025 - Nov 20, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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.



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Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$90.91**

Due Date: December 29, 2025

Account #: 221001581182

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due	\$35.26
Payment(s) Received Since Last Statement	-\$35.26

Current Month's Charges **\$90.91**

Amount Due by December 29, 2025 **\$90.91**

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 **27.27%** higher than the same period last year.

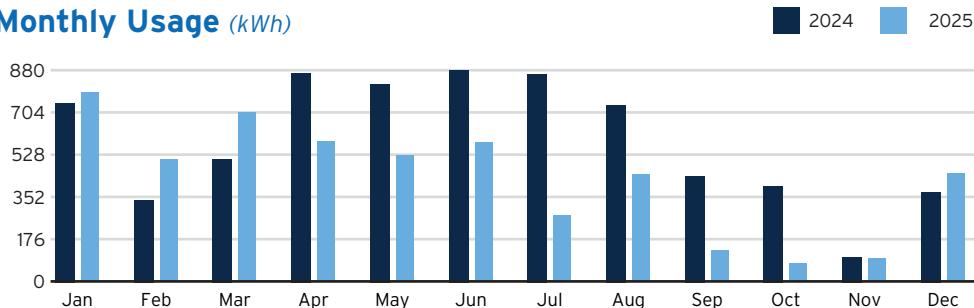


Your average daily kWh used was **366.67%** higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 221001581182

Due Date: December 29, 2025

Amount Due: **\$90.91**

Payment Amount: \$ _____

673606539826

Your account will be drafted on December 29, 2025



Pay your bill online at TampaElectric.com

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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: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851608	12/02/2025	40,753	-	40,301	=	452 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	452 kWh @ \$0.08641/kWh	\$39.06
Fuel Charge	452 kWh @ \$0.03391/kWh	\$15.33
Storm Protection Charge	452 kWh @ \$0.00577/kWh	\$2.61
Clean Energy Transition Mechanism	452 kWh @ \$0.00418/kWh	\$1.89
Storm Surcharge	452 kWh @ \$0.02121/kWh	\$9.59
Florida Gross Receipt Tax		\$2.27
Electric Service Cost		\$90.91

Total Current Month's Charges

\$90.91

Avg kWh Used Per Day



Important Messages

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TampaElectric.com

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Residential Customer Care:

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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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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$462.53**

Due Date: December 29, 2025

Account #: 221003904697

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

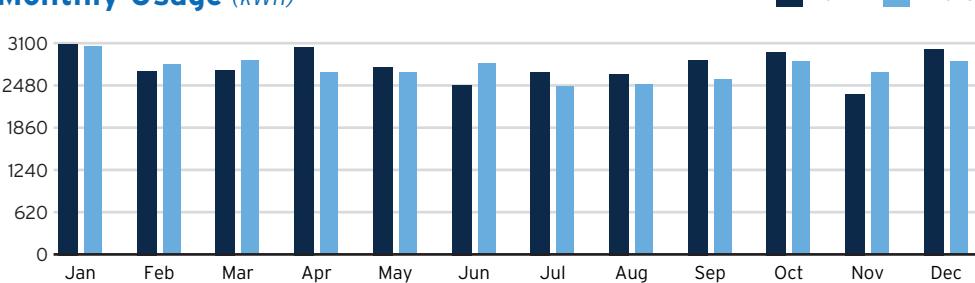
Previous Amount Due	\$436.25
Payment(s) Received Since Last Statement	-\$436.25

Current Month's Charges **\$462.53**

Amount Due by December 29, 2025 **\$462.53**

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

Monthly Usage (kWh)



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

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

Account #: 221003904697

Due Date: December 29, 2025

Amount Due: **\$462.53**

Payment Amount: \$ _____

667433700848

Your account will be
drafted on December 29, 2025



Pay your bill online at TampaElectric.com

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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: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506228	12/02/2025	76,516	-	73,672	=	2,844 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,844 kWh @ \$0.08641/kWh	\$245.75
Fuel Charge	2,844 kWh @ \$0.03391/kWh	\$96.44
Storm Protection Charge	2,844 kWh @ \$0.00577/kWh	\$16.41
Clean Energy Transition Mechanism	2,844 kWh @ \$0.00418/kWh	\$11.89
Storm Surcharge	2,844 kWh @ \$0.02121/kWh	\$60.32
Florida Gross Receipt Tax		\$11.56
Electric Service Cost		\$462.53

Total Current Month's Charges

\$462.53

Avg kWh Used Per Day



Important Messages

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P.O. Box 31318
Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111



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Phone

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866-689-6469

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Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$733.33**

Due Date: December 29, 2025

Account #: 221007372990

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$704.88

Payment(s) Received Since Last Statement -\$704.88

Current Month's Charges **\$733.33**

Amount Due by December 29, 2025 **\$733.33**

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

Your Energy Insight



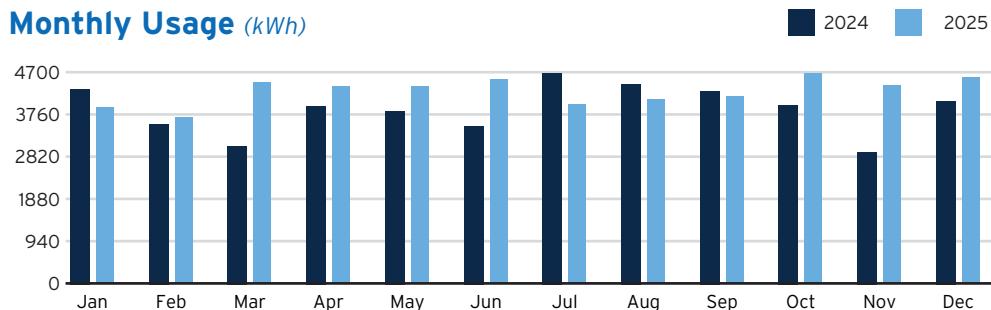
Your average daily kWh used was **13.49% higher** than the same period last year.



Your average daily kWh used was **.7% higher** than it was in your previous period.



Scan here to view your account online.



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

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

Account #: 221007372990

Due Date: December 29, 2025

Amount Due: **\$733.33**

Payment Amount: \$ _____

626693206120

Your account will be drafted on December 29, 2025



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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: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514240	12/02/2025	64,188	-	59,601	=	4,587 kWh	1	32 Days

Charge Details



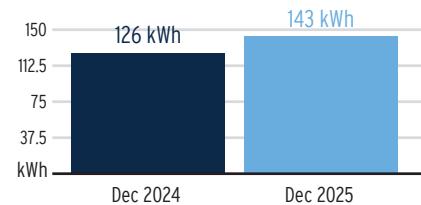
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	4,587 kWh @ \$0.08641/kWh	\$396.36
Fuel Charge	4,587 kWh @ \$0.03391/kWh	\$155.55
Storm Protection Charge	4,587 kWh @ \$0.00577/kWh	\$26.47
Clean Energy Transition Mechanism	4,587 kWh @ \$0.00418/kWh	\$19.17
Storm Surcharge	4,587 kWh @ \$0.02121/kWh	\$97.29
Florida Gross Receipt Tax		\$18.33
Electric Service Cost		\$733.33

Total Current Month's Charges

\$733.33

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK J PH 1 & 2, LIGHTS
RUSKIN, FL 33570

Statement Date: November 26, 2025

Amount Due: **\$2,428.90**

Due Date: December 17, 2025

Account #: 221007595426

DO NOT PAY. Your account will be drafted on December 17, 2025

Account Summary

Current Service Period: October 22, 2025 - November 20, 2025

Previous Amount Due	\$2,428.90
Payment(s) Received Since Last Statement	-\$2,428.90

Current Month's Charges	\$2,428.90
--------------------------------	-------------------

Amount Due by December 17, 2025 **\$2,428.90**

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



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your account online.



**SAVE TIME AND GET
BUSINESS DONE FASTER**

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customize notifications and more.

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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 #: 221007595426

Due Date: December 17, 2025

Amount Due: **\$2,428.90**

Payment Amount: \$ _____

673606535104

Your account will be
drafted on December 17, 2025



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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: November 26, 2025
Charges Due: December 17, 2025

Service Period: Oct 22, 2025 - Nov 20, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.000559/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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: **\$80.96**

Due Date: December 29, 2025

Account #: 221007730122

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

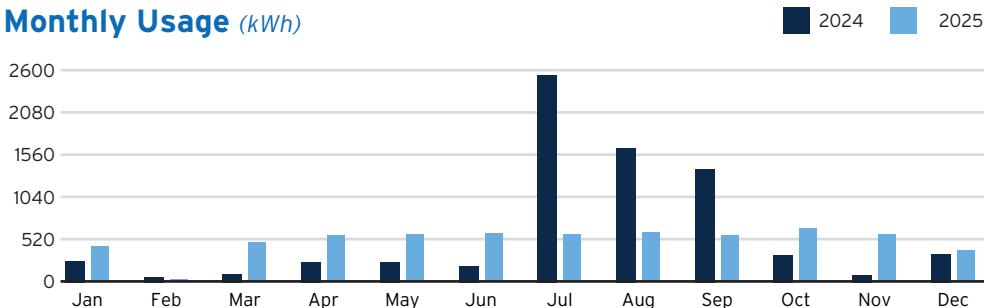
Previous Amount Due	\$110.76
Payment(s) Received Since Last Statement	-\$110.76

Current Month's Charges **\$80.96**

Amount Due by December 29, 2025 **\$80.96**

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

Monthly Usage (kWh)



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

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

Account #: 221007730122

Due Date: December 29, 2025

Amount Due: **\$80.96**

Payment Amount: \$ _____

639038843244

Your account will be
drafted on December 29, 2025



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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: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000565421	12/02/2025	33,628	-	33,240	=	388 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	388 kWh @ \$0.08641/kWh	\$33.53
Fuel Charge	388 kWh @ \$0.03391/kWh	\$13.16
Storm Protection Charge	388 kWh @ \$0.00577/kWh	\$2.24
Clean Energy Transition Mechanism	388 kWh @ \$0.00418/kWh	\$1.62
Storm Surcharge	388 kWh @ \$0.02121/kWh	\$8.23
Florida Gross Receipt Tax		\$2.02
Electric Service Cost		\$80.96

Total Current Month's Charges

\$80.96

Avg kWh Used Per Day



Important Messages

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CYPRESS CREEK OF HILLSBOROUGH CDD
10008 MERRY FAWN CT, A
SUN CITY CENTER, FL 33573-6784

Statement Date: December 08, 2025

Amount Due: **\$339.96**

Due Date: December 29, 2025

Account #: 221009578578

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

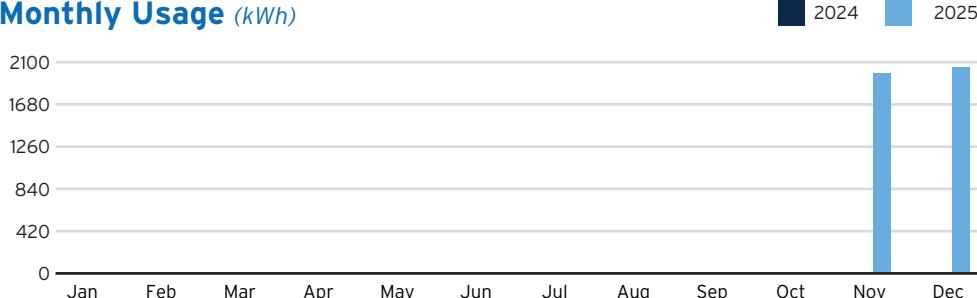
Previous Amount Due	\$329.21
Payment(s) Received Since Last Statement	-\$329.21

Current Month's Charges **\$339.96**

Amount Due by December 29, 2025 **\$339.96**

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

Monthly Usage (kWh)



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

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

Account #: 221009578578

Due Date: December 29, 2025

Amount Due: **\$339.96**

Payment Amount: \$ _____

683483064809

Your account will be
drafted on December 29, 2025



Pay your bill online at TampaElectric.com

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

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

CYPRESS CREEK OF HILLSBOROUGH CDD
18842 N DALE MABRY HWY
LUTZ, FL 33548-4978

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 #: 221009578578
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000491573	12/02/2025	32,658	-	30,603	=	2,055 kWh	1	32 Days

Charge Details



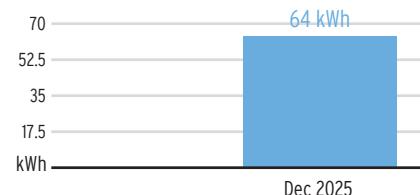
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,055 kWh @ \$0.08641/kWh	\$177.57
Fuel Charge	2,055 kWh @ \$0.03391/kWh	\$69.69
Storm Protection Charge	2,055 kWh @ \$0.00577/kWh	\$11.86
Clean Energy Transition Mechanism	2,055 kWh @ \$0.00418/kWh	\$8.59
Storm Surcharge	2,055 kWh @ \$0.02121/kWh	\$43.59
Florida Gross Receipt Tax		\$8.50
Electric Service Cost		\$339.96

Total Current Month's Charges

\$339.96

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TampaElectric.com

CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK K PH 3
RUSKIN, FL 33573

Statement Date: November 25, 2025

Amount Due: **\$335.34**

Due Date: December 16, 2025

Account #: 221009579147

DO NOT PAY. Your account will be drafted on December 16, 2025

Account Summary

Current Service Period: October 21, 2025 - November 19, 2025

Previous Amount Due \$335.34

Payment(s) Received Since Last Statement -\$335.34

Current Month's Charges **\$335.34**

Amount Due by December 16, 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.



**SAVE TIME AND GET
BUSINESS DONE FASTER**

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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: December 16, 2025

Amount Due: **\$335.34**

Payment Amount: \$ _____

673606534346

Your account will be
drafted on December 16, 2025



Pay your bill online at TampaElectric.com

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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: November 25, 2025
Charges Due: December 16, 2025

Service Period: Oct 21, 2025 - Nov 19, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



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Toll Free:
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Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

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Residential Customer Care:

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863-299-0800 (Polk County)

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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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DEC 8 2021

0 CYPRESS CREEK CDD 0

F.V.

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,389.00
Statement Closing Date	November 30, 2025
Days In Billing Cycle	30
Previous Balance	\$2,023.34
Payments & Credits	\$2,023.34
Purchases & Other Charges	\$1,610.36
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,610.36

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	\$1,610.36
Minimum Payment Due	\$1,610.36
Payment Due Date	December 26, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$2,023.34-
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,023.34-
		JENNIFER DUNN	TOTAL	\$1,610.36
10/31	11/01	52707159H09FP4AMB	THE HOME DEPOT #6951 RUSKIN FL	71.91
			MCC: 5200 MERCHANT ZIP: 33573000	
10/31	11/01	52707159H09FP4GWW	THE HOME DEPOT #6951 RUSKIN FL	122.34
			MCC: 5200 MERCHANT ZIP: 33573000	
11/03	11/03	52707159L09FDS2EH	THE HOME DEPOT #6951 RUSKIN FL	134.27
			MCC: 5200 MERCHANT ZIP: 33573000	
11/05	11/05	55432869M5VFVH7EG	AMAZON MKTPL*BT7102CY1 SEATTLE WA	89.95
			MCC: 5942 MERCHANT ZIP:	
11/06	11/06	75418239N71ZQ2PH6	CCI*CONSTANT-CONTACT WALTHAM MA	50.00
			MCC: 5968 MERCHANT ZIP:	
11/06	11/06	75418239N71ZXQH9M	CCI*CONSTANT-CONTACT WALTHAM MA	10.00

Transactions continued on next page

1080 0001 TVH 001 7 31 251130 0 PAGE 1 of 3 10 1515 0000 BASE

697

Please detach bottom portion and submit with payment using enclosed envelope

PAYMENT INFORMATION



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

Payment Due Date	December 26, 2025
New Balance	\$1,610.36
Minimum Payment Due	\$1,610.36
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

697

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716

00161036001610368

TRANSACTIONS (continued)

Trans Date	Post Date	Reference Number	Transaction Description	Amount
11/08	11/08	55432869R5WG27V6F	MCC: 5968 MERCHANT ZIP: AMAZON MKTPL*BT3U13541 SEATTLE WA	77.33
11/08	11/08	55432869R5WJF0PQ6	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BT9SF8HD0 SEATTLE WA	14.86
11/08	11/08	55432869R5WLDJ2TR	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*BT4868HR1 SEATTLE WA	100.52
11/10	11/10	52707159V09FEA869	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6951 RUSKIN FL	41.41
11/11	11/11	55432869V5XJ9AFEQ	MCC: 5200 MERCHANT ZIP: 33573000 AMAZON.COM*B82GU24A0 SEATTLE WA	125.99
11/11	11/11	55432869V5XMQQARF	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B88330NW1 SEATTLE WA	82.48
11/12	11/12	52707159X09FHYK2B	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6951 RUSKIN FL	51.87
11/13	11/13	55432869X5Y5JPRKF	MCC: 5200 MERCHANT ZIP: 33573000 AMAZON MKTPL*B814K1X11 SEATTLE WA	165.58
11/21	11/21	5543286A560PQ49YH	MCC: 5942 MERCHANT ZIP: SPECTRUM MOBILE 855-707-7328 MO	20.00
11/21	11/21	5543286A560WMBHW1	MCC: 4899 MERCHANT ZIP: AMAZON MKTPL*B003W62D2 SEATTLE WA	85.49
11/22	11/22	5543286A6611XNF67	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B092V39Z2 SEATTLE WA	26.72
11/22	11/22	5543286A661453RJF	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B08XR6SR0 SEATTLE WA	71.98
11/22	11/22	5543286A661481DEL	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B01V85SW0 SEATTLE WA	9.99
11/22	11/22	5526352A7G8452P30	MCC: 5942 MERCHANT ZIP: ALDI 74117 SUN CITY CENT FL	24.74
11/24	11/24	5543286A861PQZ0H4	MCC: 5411 MERCHANT ZIP: 33573 AMAZON MKTPL*B21DN0TT2 SEATTLE WA	122.87
11/25	11/25	0230537AA00H97LTS	MCC: 5942 MERCHANT ZIP: USPS PO 1180860290 SUN CITY CENT FL	35.00
11/26	11/26	7541823AA73DF50GY	MCC: 9402 MERCHANT ZIP: 33573 CCI*CONSTANT-CONTACT WALTHAM MA	8.33
11/26	11/26	5270715AB09FJZB72	MCC: 5968 MERCHANT ZIP: THE HOME DEPOT #6951 RUSKIN FL	34.94
11/28	11/28	5543286AQ635ABJPT	MCC: 5200 MERCHANT ZIP: 33573000 AMAZON MKTPL*BB4C27ZU2 SEATTLE WA	31.99
			MCC: 5942 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,610.36 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/26/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$7.77	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$4.03	\$0-\$500,000 = 0.25%
New Cashback Balance	\$11.80	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Sep 2026	\$1,500,001-\$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	30	\$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.

Press Creek CDD
Credit Card
or the Month
Limit \$2,500.00
New 2025

2023

Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

Date _____

11

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.



**How doers
get more done.**

3730 SUN CITY CTR.BLD
SUN CITY CENTER FL 33573 (813)633-3161

6951 00026 91665 11/12/25 12:33 PM
SALE CASHIER SOFIA

039645124130 10#QUICK SET <A> 10.97N
10LB QUIKRETE QUICK-SETTING CEMENT
078864178500 PTFE TAPE <A> 0.98N
1/2"X260" PTFE TAPE
764661150602 60APSAND <A> 6.97N
60LB SAKRETE MULTI-PURPOSE SAND
044882105750 50 ANVIL <A> 24.98N
5/8 X 50 FT ANVIL WATERING HOSE - F
764661121602 SAKRETESAND <A> 7.97N
60LB SAKRETE SAND MTX

SUBTOTAL 51.87
SALES TAX 0.00

TAX EXEMPT
XXXXXXXXXXXX2233 MASTERCARD
TOTAL \$51.87
AUTH CODE 012807/5262756 USD\$ 51.87
Chip Read TA
AID A0000000041010 Mastercard

P.O.#/JOB NAME: 0
6951 11/12/25 12:33 PM



6951 26 91665 11/12/2025 8041

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 02/10/2026



**How doers
get more done.**

3730 SUN CITY CTR.BLD
SUN CITY CENTER FL 33573 (813)633-3161

6951 00052 83916 11/10/25 01:09 PM
SALE CASHIER DOUG

037103349804 8 IN. ADJUST <A> 21.97N
CRESCENT 8 IN ADJUSTABLE WRENCH
820909909255 10 IN. GROOV <A> 16.97N
HUSKY 10 IN. GROOVE PLIERS QUICK ADJ
820909997351 UTILITY KNIF <A> 2.47N
RETRACTABLE UTILITY KNIFE

SUBTOTAL	41.41
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$41.41
XXXXXXXXXXXX2233 MASTERCARD	USD\$ 41.41
AUTH CODE 010393/7522880	TA
Chip Read	
AID A0000000041010	Mastercard
P.O.#/JOB NAME: TOOLS MAIN	

6951 11/10/25 01:09 PM



RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 02/08/2026



How doers get more done.

3730 SUN CITY CTR.BLD
 SUNCITY CENTER FL 33573 (813)633-3161
 6951 00055 31983 11/26/25 12:35 PM
 SALE CASHIER DOUG
 092644694226 NON-CONTACT [<A>](#) 29.97N
 KT NC VLT&GFCI RECEPTACI TEST KIT
 4716609413153 6 IN 1 SCRDR [<A.S>](#) 4.97I
 HUSKY 6 IN 1 SCREWDRIVER
 SUBTOTAL 34.94
 SALES TAX 0.00
 TAX EXEMPT
 TOTAL \$34.94
 34950XXXXXX2233 MASTERCARD USD\$ 34.94 TA
 A.I.H CODE 026454/1552775
 Chip Read
 AID A0000000041010 Mastercard
 P.O.#/JOB NAME: N
 6951 11/26/25 12:35 PM

P.O. #/JOB NAME: N 6951 11/26/25 12:35 PM



RETURN POLICY DEFINITIONS

ALDI
Store #117
4897 Sun City Center Blvd.
Sun City Center
<https://help.aldi.us>

382630	Purified Water	5.98	FA
2 x	2.99		
382135	24pk Spring Water	3.79	FA
383727	Purified GL Water	2.70	FA
2 x	1.35		
343898	Old Fashioned Oats	12.27	FA
3 x	4.09		
SUBTOTAL		24.74	
A:Taxable @0.00%		0.00	
AMOUNT DUE		24.74	
T O T A L		24.74	
8 ITEMS			
Debit Card		\$ 24.74	

Like ALDI? Tell ALDI!
Tell us how we did at
www.tellaldi.us
Enter the drawing for a chance
to win a \$100 ALDI gift card.
Must be 18 years old to enter.
No purchase necessary.

Sign up for ALDI emails
for a sneak peek on the weekly ad!
www.aldi.us/signup



**How doers
get more done.**

3730 SUN CITY CTR.BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00010 51754 10/31/25 01:11 PM
SALE CASHTER MTREILLE

039645124130 10#QUICK SET <A>
10LB QUIKRETE QUICK-SETTING CEMENT
2@10.97 21.94N
7891117103844 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

XXXXXXXXXXXX2233 MASTERCARD USD\$ 71.91 TA

AUTH CODE 031606/7103605
Contactless AID A0000000041010 Mastercard

P.O.#/JOB NAME: MAPLES
6951 10/31/25 01:11 PM



RETURN POLICY DEFINITIONS
A POLICY ID 1 DAYS 90 POLICY EXPIRES ON 01/29/2026



**How doers
get more done.**

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
2@9.98 19.96N
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 TA

AUTH CODE 031777/7541148
Chip Read AID A0000000041010 Mastercard

P.O.#/JOB NAME: ORCCHIDS
6951 10/31/25 10:44 AM



RETURN POLICY DEFINITIONS
A POLICY ID 1 DAYS 90 POLICY EXPIRES ON 01/29/2026



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Billing Activity - Invoices

cypresscreekcdd.com

*Attn: JENNIFER DUNN
3434 Colwell AVE
SUITE 200
TAMPA FL 33614
US
P: 813-588-8824*

Today's Date: 12/01/2025

User Name: manager@cypresscreekcdd.com

Invoices from 10/02/2025 to 12/01/2025

Date	Description	Charge	Amount	Credit Amount
11/26/2025	Invoice #1764181341		\$8.33	
	Constant Contact - Standard			
	1001-2500 Contacts	\$8.33		
	Highest contact count: 1001			
11/06/2025	Invoice #1762465361		\$10.00	✓
	Inbox Preview \$10.00			
11/06/2025	Invoice #1762440768		\$50.00	✓
	Constant Contact - Lite			
	1001-2500 Contacts	\$50.00		
	Highest contact count: 1001			

Billing questions? [Contact Support](#)

Constant Contact - 890 Winter St - Waltham, MA 02451 US

Order Summary

Order placed November 4, 2025

Order # 114-6652591-3227441

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:	\$89.95
Shipping & Handling:	\$0.00
Total before tax:	\$89.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$89.95

Placed by

manager@cypresscreekcdd.com

Delivered November 13



Personalized 18x24" Yard Signs, Double Sided Printing, Metal Stake Included, by Legit Fast Printing (15pk)
Sold by: LEGIT FAST PRINTING
Supplied by: Other
Return items: Eligible through January 31, 2026
\$89.95

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Final Details for Order #114-7682025-5121861



Order Placed: November 7, 2025

Amazon.com order number: 114-7682025-5121861

Order Total: \$77.33

Shipped on November 8, 2025

Items Ordered	Price
1 of: <i>Coffee Creamer Singles Variety Pack Packaged by Bools, (48 Pack) Coffee Creamer Singles for Home, Office, Coffee, Bar, Gif</i>	\$26.99
Sold by: Bools USA (seller profile)	
Condition: New	
1 of: <i>TWOMEOW Coffee Maker Hot & Iced With Bold Setting, Single Serve Coffee Maker For K Cup And Grounds, 52 Oz Removable Water Tank, 6-14 Oz Brew Sizes, One Cup Kcup Coffee Machine With Reusable Filter, White</i>	\$50.34
Sold by: TWOMEOW (seller profile)	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	 Item(s) Subtotal: \$77.33 Shipping & Handling: \$1.49 Free Shipping: -\$1.49 Total before tax: \$77.33 Sales Tax: \$0.00 Total for This Shipment: \$77.33
Shipping Speed: Rush Shipping	

Payment information

Payment Method: MasterCard Last digits: 2233	 Item(s) Subtotal: \$77.33 Shipping & Handling: \$1.49 Promotion applied: -\$1.49 Total before tax: \$77.33 Estimated Tax: \$0.00 Grand Total: \$77.33
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	

Credit Card transactions

MasterCard ending in 2233: November 8, 2025: \$77.33

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



Final Details for Order #114-9795664-3725066

Order Placed: November 7, 2025

Amazon.com order number: 114-9795664-3725066

Order Total: \$14.86

Shipped on November 8, 2025

Items Ordered	Price
2 of: Zephyrhills Florida Spring Bottled Water, 24 Pack - Still Drinking Water with Naturally Occurring Minerals for Taste - 1 6.9 Fl Oz	\$7.43
Sold by: Amazon.com	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$14.86 Shipping & Handling: \$1.50 Free Shipping: -\$1.50 Total before tax: \$14.86 Sales Tax: \$0.00 Total for This Shipment: \$14.86
Shipping Speed: Rush Shipping	

Payment information

Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$14.86 Shipping & Handling: \$1.50 Promotion applied: -\$1.50 Total before tax: \$14.86 Estimated Tax: \$0.00 Grand Total: \$14.86
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	
Credit Card transactions	MasterCard ending in 2233: November 8, 2025: \$14.86

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

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Final Details for Order #114-6734296-5781854

Order Placed: November 7, 2025

Amazon.com order number: 114-6734296-5781854

Order Total: \$100.52

Shipped on November 8, 2025

Items Ordered	Price
1 of: Magnetic Changeable Business Hours Sign with Double Sided Open Closed Signs, Metal Hours of Operation Signs, Store Hours	\$15.51
Sign for Glass Door or WindowBLACK	
Sold by: cicip (seller profile)	
Business Price	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	 Item(s) Subtotal: \$15.51 Shipping & Handling: \$0.00 Total before tax: \$15.51 Sales Tax: \$0.00 Total for This Shipment: \$15.51
Shipping Speed: Delivery in fewer trips to your address	

Shipped on November 8, 2025

Items Ordered	Price
1 of: VPACKDUO 16 oz 100 Pack Coffee Cups with Lids and Sleeves, Hot Paper Coffee Cups with Lids, Disposable To Go Cups with L	\$19.98
id for Coffee, Tea, Hot Chocolate, Ideal for Cafes, Offices and Travel	
Sold by: Vpackduo (seller profile)	
Business Price	
Condition: New	
2 of: Giraffe Tools Garden Hose 6ft x 5/8", Short Water Hose Lightweight, Flexible Hose with Swivel Handle, Male to Female Fittings	\$19.99
Sold by: Giraffe Tools (seller profile)	
Condition: New	
1 of: The Original Donut Shop Dark, Keurig Single Serve K-Cup Pods, Dark Roast Coffee Pods, 32 Count	\$19.56
Sold by: Amazon.com	
Condition: New	
1 of: The Office Door Sign for Home and BusinessSelf-Adhesive Waterproof and Fade-Resistant Modern Office Sign Sticker for HomeBusinessDoor, WindowBlack	\$5.49
Sold by: LUHIMO (seller profile)	
Condition: New	
Shipping Address: Jenn Dunn	 Item(s) Subtotal: \$85.01 Shipping & Handling: \$0.00

7154 Trent Creek Dr.
Ruskin, FL 33573
United States

Total before tax: \$85.01
Sales Tax: \$0.00

Shipping Speed:
Delivery in fewer trips to your address

Total for This Shipment: \$85.01

Payment Method:

MasterCard | Last digits: 2233

Item(s) Subtotal: \$100.52

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$100.52

Estimated Tax: \$0.00

Grand Total: \$100.52

Credit Card transactions

MasterCard ending in 2233: November 8, 2025: \$100.52

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

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Order Summary

Order placed November 10, 2025

Order # 114-3171339-1019455

Ship to	Payment method	Order Summary
Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Mastercard ending in 2233 View related transactions	Item(s) Subtotal: \$82.48 Shipping & Handling: \$0.00 Total before tax: \$82.48 Estimated tax to be collected: \$0.00

Placed by

manager@cypresscreekcdd.com

Delivered November 12

Your package was delivered. It was handed directly to a resident.



Furologee Kitchen Bakers Rack with Hutch, Coffee Bar Station 4 Tiers, Microwave Oven Stand with 6 S Hooks and Pegboard, Kitchen Microwave Rack for Spice Organizer Workstation, Black

Sold by: Eurologos Direct

Return or replace items: Eligible through January 31, 2026

Return
\$17.40



TQVAI K Cup Holder - 60 Capsule Capacity 2 Tier Sliding Pods Storage Drawer with Disposable Cups & Lids Holder, Coffee Bar Station Organizer for Countertop, Black

Disposable caps & Fold-back TOWEL Dispenser

Sold By: IQVIA Direct

Supplied by: Other

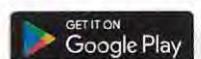
Return

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Final Details for Order #114-3431911-3095432

Order Placed: November 10, 2025

Amazon.com order number: 114-3431911-3095432

Order Total: \$125.99

Shipped on November 11, 2025

Items Ordered	Price
1 of: INTERGREAT Black Metal Storage Cabinet, 72" Locking Steel Cabinets with 2 Door and 4 Adjustable Shelves, Tall Metal Cabinet for Home Office, Garage, Warehouse	\$125.99
Sold by: Amazon.com	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$125.99 Shipping & Handling: \$0.00 Total before tax: \$125.99 Sales Tax: \$0.00 Total for This Shipment: \$125.99
Shipping Speed: FREE Prime Delivery	

Payment information

Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$125.99 Shipping & Handling: \$0.00 Total before tax: \$125.99 Estimated Tax: \$0.00 Grand Total: \$125.99
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	
Credit Card transactions	MasterCard ending in 2233: November 11, 2025: \$125.99

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Details for Order #113-4072635-2837040

Order Placed: November 12, 2025

Amazon.com order number: 113-4072635-2837040

Order Total: \$165.58

Not Yet Shipped

Items Ordered	Price
1 Of: Accuform Set of 2, 2" x 5/16" Sign Post Mounting Hardware, HFN208 Sold by: Amazon (seller profile) Business Price Condition: New	\$4.12
1 Of: No Parking Anytime Sign, with Arrows 12x18 Inches, 3M EGP Reflective .063 Aluminum, Fade Resistant, Made in USA Sold by: SIGO SIGNS (seller profile) Business Price Condition: New	\$25.47
1 of: SmartSign U-Channel Sign Post, Heavy Weight 8' Tall Galvanized Steel Post - Pack of 2 Sold by: Amazon (seller profile) Business Price Condition: New	\$135.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$165.58 Shipping & Handling: \$0.00
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$165.58 Estimated Tax: \$0.00
	Grand Total: \$165.58

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



Final Details for Order #113-4097355-4986643

Order Placed: November 21, 2025

Amazon.com order number: 113-4097355-4986643

Order Total: \$122.67

Shipped on November 22, 2025

Items Ordered	Price
1 of: <i>Amazon Basics Snack Storage Bags, 300 Count</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$6.63
2 of: <i>Swiss Miss Milk Chocolate Flavor Hot Cocoa Mix Canister, 76.55 oz.</i> Sold by: Amazon.com Condition: New	\$11.28
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$29.19 Shipping & Handling: \$0.00 Total before tax: \$29.19 Sales Tax: \$0.00
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$29.19

Shipped on November 22, 2025

Items Ordered	Price
1 of: <i>THXSUN Insulated Beverage Dispenser, 3.2 Gallon/12L Coffee and Drink Server with Spigot, Non-electric Thermal Hot and Cold Beverage Dispenser for Juice Chocolate Tea Milk</i> Sold by: THXSUN (seller profile) Condition: New	\$85.49
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$85.49 Shipping & Handling: \$0.00 Total before tax: \$85.49 Sales Tax: \$0.00
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$85.49

Shipped on November 24, 2025

Items Ordered	Price

1 of: <i>Zilphoba Clear Seasoning Box, 4 Pieces Seasoning Rack Spice Pots with Lids and Spoons, Toppings Containers, Acrylic Seas</i>	\$7.99
<i>onning Box for Salt Spice, Pepper, Sugar, Cardamon, Cinnamon</i>	
Sold by: Zilphoba Direct (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$7.99
Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Shipping & Handling: \$0.00 -----
	Total before tax: \$7.99 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$7.99 -----

Payment information	
Payment Method:	Item(s) Subtotal: \$122.67
MasterCard Last digits: 2233	Shipping & Handling: \$0.00 -----
Billing address	Total before tax: \$122.67
Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Estimated Tax: \$0.00 -----
Credit Card transactions	Grand Total: \$122.67
	MasterCard ending in 2233: November 24, 2025: \$122.67

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Final Details for Order #113-7301139-9716260

Order Placed: November 21, 2025

Amazon.com order number: 113-7301139-9716260

Order Total: \$9.99

Shipped on November 22, 2025

Items Ordered	Price
1 Of: <i>Utehilly 24 Pcs Red Small Velvet Christmas Bows for Christmas Tree, Wreath, Gift Wrapping, Crafts, Wedding, Party, Twist Tie Bows for Treat Bag Bakery Candy Bags, Home Decor 1" W,3.5 x 3.5 inch</i>	\$9.99
Sold by: Utehilly (seller profile)	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$9.99 Shipping & Handling: \$1.49 Free Shipping: -\$1.49 Total before tax: \$9.99 Sales Tax: \$0.00 Total for This Shipment: \$9.99
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$9.99 Shipping & Handling: \$1.49 Promotion applied: -\$1.49 Total before tax: \$9.99 Estimated Tax: \$0.00 Grand Total: \$9.99
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	
Credit Card transactions	MasterCard ending in 2233: November 22, 2025: \$9.99

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Final Details for Order #113-1726502-4834660

Order Placed: November 21, 2025

Amazon.com order number: 113-1726502-4834660

Order Total: \$71.98

Shipped on November 22, 2025

Items Ordered	Price
1 of: GOFLAME 7.5FT Pre-Lit Pencil Christmas Tree, Hinged Artificial Xmas Tree with 724 Branch Tips, 250 LED Lights, 9 Lighting Modes & Folding Metal Stand, Slim Holiday Decoration Tree for Home Party	\$71.98
Sold by: GOFLAME (seller profile)	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$71.98 Shipping & Handling: \$0.00 Total before tax: \$71.98 Sales Tax: \$0.00
Shipping Speed: Standard Shipping	Total for This Shipment: \$71.98

Payment information

Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$71.98 Shipping & Handling: \$0.00 Total before tax: \$71.98 Estimated Tax: \$0.00
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Grand Total: \$71.98
Credit Card transactions	MasterCard ending in 2233: November 22, 2025: \$71.98

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

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Final Details for Order #113-5591864-2108231

Order Placed: November 21, 2025

Amazon.com order number: 113-5591864-2108231

Order Total: \$26.72

Shipped on November 22, 2025

Items Ordered	Price
1 Of: Christmas Glitter for Crafts 1 LB Each (4 LB Total) Bulk Fine Craft Glitter, 4 Count Christmas Confetti Pack Green, Red, Clear, Gold for Resin, Scrapbooking and Décor	\$26.72
Sold by: The Mega Deals (seller profile)	
Business Price	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$26.72 Shipping & Handling: \$1.50 Free Shipping: -\$1.50 Total before tax: \$26.72 Sales Tax: \$0.00 Total for This Shipment: \$26.72
Shipping Speed: Rush Shipping	

Payment information

Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$26.72 Shipping & Handling: \$1.50 Promotion applied: -\$1.50 Total before tax: \$26.72 Estimated Tax: \$0.00 Grand Total: \$26.72
Credit Card transactions	MasterCard ending in 2233: November 22, 2025: \$26.72

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



Final Details for Order #113-1183779-9714669

Order Placed: November 21, 2025

Amazon.com order number: 113-1183779-9714669

Order Total: \$85.49

Shipped on November 21, 2025

Items Ordered	Price
1 of: CAMMOO 6pcs Sturdy Gold Stanchion Posts and 6pcs High Quality Red Carpet Velvet Ropes, Water/Sand/Concrete Fillable Leak proof Base, Crowd Control Barriers for Birthday, Prom, Business, Wedding	\$85.49
Sold by: CAMMOO Direct (seller profile)	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$85.49 Shipping & Handling: \$0.00 Total before tax: \$85.49 Sales Tax: \$0.00
Shipping Speed: Standard Shipping	Total for This Shipment: \$85.49

Payment information

Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$85.49 Shipping & Handling: \$0.00 Total before tax: \$85.49 Estimated Tax: \$0.00
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Grand Total: \$85.49
Credit Card transactions	MasterCard ending in 2233: November 21, 2025: \$85.49

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



Final Details for Order #113-3513052-4268241

Order Placed: November 26, 2025

Amazon.com order number: 113-3513052-4268241

Order Total: \$31.99

Shipped on November 28, 2025	
Items Ordered	Price
1 of: Dry Erase Two Month Laminated jumbo Wall Calendar, 38" x 50", Huge bimonthly Vertical Laminated Erasable White Board, Giant 60 day Family Whiteboard Schedule Planner, Large Multi Month Reusable Poster	\$31.99
Sold by: paper studio (seller profile)	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$31.99 Shipping & Handling: \$0.00 Total before tax: \$31.99 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$31.99

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$31.99 Shipping & Handling: \$0.00
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$31.99 Estimated Tax: \$0.00
	Grand Total: \$31.99
Credit Card transactions	MasterCard ending in 2233: November 28, 2025: \$31.99

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

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Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20251557

Amount Due
\$2,500.00

Bill To:	Invoice Date
Cypress Creek	December 8, 2025
7109 Feather Wood Dr	Due Date
Ruskin, FL 33573	December 15, 2025

LOCATION: 10202 Carp Holw Rd., Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service	December 2025	1	750.00	750.00

LOCATION: 7109 Feather Wood Dr, Ruskin

Item	Description	Qty	Rate	Amount
Pool Service	December 2025	1	1,000.00	1,000.00

LOCATION: 9770 Mulberry Marsh Ln., Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service	December 2025	1	750.00	750.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$2,500.00
Tax	\$0.00
Total	\$2,500.00
Amount Due	\$2,500.00



INVOICE

Page 1 of 2

Customer ID:

Customer Name:
Service Period:
Invoice Date:
Invoice Number:

23-22685-73003

CYPRESS CREEK K CDD
12/01/25-12/31/25
11/25/2025
0206469-2206-0

How to Contact Us	Your Payment is Due	Your Total Due
<p>Visit wm.com/MyWM</p> <p>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.</p>  <p>Customer Service: (813) 621-3055</p>	Dec 25, 2025	\$310.50

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.

If payment is received after 12/25/2025: **\$ 318.26**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
310.50		(310.50)		0.00		310.50		310.50

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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)
11/25/2025	0206469-2206-0	23-22685-73003
Payment Terms	Total Due	Amount
Total Due by 12/25/2025 If Received after 12/25/2025	\$310.50 \$318.26	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$310.50.

22060002322685730030020646900000003105000000031050 3

10290C17

CYPRESS CREEK K CDD
18842 N DALE MABRY HWY
LUTZ FL 33548-4978

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE

Details for Service Location: Customer ID: 23-22685-73003

Cypress Creek K Cdd, 9770 Mulberry Marsh Ln, Sun City Center FL
33573-0227

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	12/01/25		1.00	192.48
6 Yard Dumpster 1X Week	12/01/25		1.00	118.02
Total Current Charges				310.50

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How to Contact Us		Your Payment is Due		Your Total Due	
Visit wm.com/MyWM		10/25/2022		\$123.45	
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.		If full payment of the invoiced amount is not received by the payment due date, WM will deduct 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.		If payment is received after 10/25/2022: \$128.45	
Previous Balance	+	Payments	+	Adjustments	+
\$123.45		(\$123.45)		0.00	
Current Invoice Charges	=			Total Account Balance Due	
\$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	
90 DAY ROLL	10/01/25		1.00	68.50	
MIN STATE SOLID WASTE TAX 9.75%				25.15	
COUNTY ENVIRONMENTAL CHARGE				123.45	
Initial Current Charges					

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	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment
List your new billing information below. For a change of service address, please contact WM .	
Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	
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

**CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT**
January 20, 2026 - Minutes of Meeting
Page 1

MINUTES OF MEETING

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

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District was held on **Monday, January 20, 2026, at 7:00 p.m.** in person at the Covington Park Clubhouse, **located at 6806 Covington Garden Drive, Apollo Beach, FL 33572**. The following is the agenda for this meeting:

Present and constituting a quorum were:

Jason Hepburn
Nancy Fauci
Reece Thomas
Robens Petit-Homme
Joel Martin

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan
Jennifer Dunn
Chico Rivera
Mark Isley
Austin Getz
Andy Cohen
(via phone)

District Manager, Rizzetta & Co., Inc.
Amenity Manager, Rizzetta & Co., Inc.
Amenity Manager, Rizzetta & Co, Inc
Maintenance Technician, Rizzetta & Co., Inc.
Representative, Getz Outdoor (*via phone*)
District Counsel, Persson, Cohen, & Mooney

Audience **None**

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.

**CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT**
January 20, 2026 - Minutes of Meeting
Page 2

48	THIRD ORDER OF BUSINESS	Audience Comments
49		The Board heard comments on parking on sidewalk and towing.

51 FOURTH ORDER OF BUSINESS Staff Reports

- A. Landscape Inspection Report & Landscaper's Responses and Proposals**
Mr. Getz presented his report to the Board.
- B. Presentation of Aquatics Report**
There was a discussion that ensued on ponds in the community.
- C. Community Coordinator Report**
Mr. Rivera discussed his report with the Board.

On a Motion by Mr.. Homme , seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved \$35,000 additional funding for staff salaries and updating titles, for the Cypress Creek of Hillsborough County Community Development District.

Ms. Dunn presented her report to the Board.

On a Motion by Mr. Homme, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved adding overnight patrols and updating towing agreement, for the Cypress Creek of Hillsborough County Community Development District.

- D. District Engineer Report**
The District Engineer was not present.
- E. District Counsel**
Mr. Cohen discussed his report with the Board.
- F. District Manager Report**
Mr. O’Nolan advised the Board that the next BOS meeting is scheduled for February 17, 2026, at 7PM.

FIFTH ORDER OF BUSINESS

Review of Financial Statement for

October 2025

Mr. O’Nolan reviewed the October 2025 Financial Statement with the Board.

SIXTH ORDER OF BUSINESS

Approval of Operation & Maintenance Expenditures for October and November 2025

CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT
January 20, 2026 - Minutes of Meeting
Page 3

89 **SEVENTH ORDER OF BUSINESS**

90 **Consideration of the Board of**
91 **Supervisor's Meeting Minutes held on**
92 **December 30, 2025**

93

On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October (\$195,361.02) and November (\$79,592.56) 2025 and the meeting minutes for the Board of Supervisors on December 30, 2025, for the Cypress Creek of Hillsborough County Community Development District.

94 **EIGHTH ORDER OF BUSINESS**

95 **Supervisor Requests**

96 The Board members requested that staff follow up on email forwarding from old
97 email to new and not syncing.

98 **NINTH ORDER OF BUSINESS**

99 **Adjournment**

100
101 Mr. O'Nolan stated that if there was no further business to come before the Board
102 then a motion to adjourn would be in order.

103

On a Motion by Mr. Martin, seconded by Mr. Thomas , with all in favor, the Board of Supervisors adjourned the meeting at 8:18 p.m., for the Cypress Creek of Hillsborough County Community Development District.

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CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT
January 20, 2026 - Minutes of Meeting
Page 4

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 7



Quarterly Compliance Audit Report

Cypress Creek

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

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

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

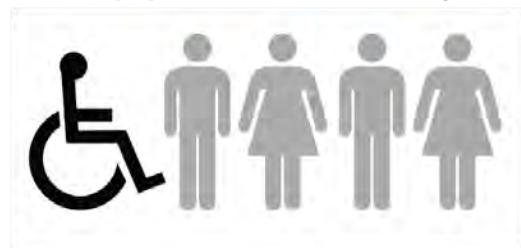
With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law,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

The legal and right thing to do

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

19%

of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

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

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

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

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

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

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 8

Created Date: 2/4/2026**DESCRIPTION:** Cypress Creek CDD Property Signs

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

Pickup At: Signarama Pinellas
7211 US Highway 19 N
Pinellas Park, FL 33781
US

Ordered By: Mark Isley
Email: Misley@Rizzetta.com
Tax ID: 85-8013484542C-2

Salesperson: Christopher Oliszewski
Email: Chris@signarama-pinellas.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Gate to Remain Closed 1.1 Composite Aluminum, 6mm - Part Qty: 1 Width: 18.00" Height: 12.25" 1.2 Vinyl Print Cal Air Release - Part Qty: 1 Width: 18.00" Height: 12.25" Text: Gate to Remain Closed at All Times. Black copy on white background. As large as possible	2	\$69.55	\$0.00	\$139.10
2	Clubhouse Directional in Median Cut off existing aluminum connecting rods between posts. Straighten Posts. Install 4 corner brackets to hold new sign. Install new double sided sign in brackets. 2.1 Composite Aluminum, 6mm - Part Qty: 1 Width: 24.00" Height: 24.00" 2.2 Vinyl Print Cal Air Release - Part Qty: 2 Width: 24.00" Height: 24.00" 2.3 Installation - - # of Hours: 1	1	\$342.52	\$0.00	\$342.52
3	Gate to Remain Closed At All Times-Orchards	2	\$67.47	\$0.00	\$134.94

3.1	Composite Aluminum, 6mm - Part Qty: 1 Width: 17.875" Height: 11.875"				
3.2	Vinyl Print Cal Air Release - Part Qty: 1 Width: 17.875" Height: 11.875"				
4	Attention 16 & 17, no guests. Attention 15 and under must be accompanied by adult. Maples	1	\$44.31	\$0.00	\$44.31
4.1	Composite Aluminum, 6mm - Part Qty: 1 Width: 20.00" Height: 7.75"				
4.2	Vinyl Print Cal Air Release - Part Qty: 1 Width: 20.00" Height: 7.75"				
5	Gate to Remain Closed at all times Maples	2	\$68.43	\$0.00	\$136.85
5.1	Composite Aluminum, 6mm - Part Qty: 1 Width: 18.00" Height: 12.00"				
5.2	Vinyl Print Cal Air Release - Part Qty: 1 Width: 18.00" Height: 12.00"				
6	Tot Lot- Gate to Remain Closed at all Times	2	\$52.83	\$0.00	\$105.65
6.1	Composite Aluminum, 6mm - Part Qty: 1 Width: 18.00" Height: 12.00"				
6.2	Vinyl Print Cal Air Release - Part Qty: 1 Width: 18.00" Height: 12.00"				
7	Tot Lot- No Pets Allowed	1	\$51.65	\$0.00	\$51.65
7.1	Aluminum, 12"x18", .040, Radius Corners - Part Qty: 1 Width: 12.00" Height: 18.00"				
7.2	Vinyl Print Cal Air Release - Part Qty: 1 Width: 12.00" Height: 18.00"				
8	No Entry Please, Exit Only	1	\$25.49	\$0.00	\$25.49
8.1	Composite Aluminum, 6mm - Part Qty: 1 Width: 10.00" Height: 7.00"				

8.2	Vinyl Print Cal Air Release - Part Qty: 1 Width: 10.00" Height: 7.00"				
9	Please do not open gate for others	2	\$20.50	\$0.00	\$41.00
9.1	Composite Aluminum, 6mm - Part Qty: 1 Width: 10.00" Height: 7.00"				
9.2	Vinyl Print Cal Air Release - Part Qty: 1 Width: 10.00" Height: 7.00"				

Thanks for choosing us! If you have any questions or comments during this process, please don't hesitate to reach out. We'll work hard to ensure your project is completed on time and on budget.

We've been producing quality signs and graphics to help businesses grow for more than 24 years. Let us help you grow your business with signs, graphics, and wraps! If you have other projects on the horizon, we'd love to provide additional estimates.

Standard payment terms are 50% deposit for orders over \$500, with the balance due upon pickup or installation. Orders under \$500 are paid in full at time of order.

Subtotal:	\$1,021.51
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$1,021.51
Amount Paid:	\$0.00
BALANCE DUE:	\$1,021.51
 <i>Credit Card Surcharge:</i>	 3.00%
<i>Balance Due with Surcharge:</i>	\$1,052.16

Serving all of Pinellas since 2001

Signs, Banners, Wraps, Lettering, Printing, & Graphics

Tab 9



Cooper Pools Inc DBA
Cooper Pools Remodeling
4850 Allen Rd PMB 13
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 539

Order No.
Valid for 30 days

Cypress Creek Townhomes

9770 Mulberry Marsh Lane
Greater Sun Center, FL,33573

Site: 7154 Trent Creek Drive
Greater Sun Center

Site Contact:

Salesperson: Theresa Bonnell

Date: 01/19/2026

Walk Thru Inspection

14021 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Reset Anchors, Escutcheons on both exit ladders	1.00	\$350.00	\$350.00
IPS M720 Single Head ORP Monitor	1.00	\$2,055.00	\$2,055.00
17 x 24 Filter Grids	22.00	\$50.00	\$1,100.00
135# Support Strut	1.00	\$75.00	\$75.00
135# support strut, safety	1.00	\$85.00	\$85.00
6" Push Pull Plunger Kit	2.00	\$137.50	\$275.00
4" Hose Clamps for Flowmeter	2.00	\$6.00	\$12.00
Stenner Injector	1.00	\$13.00	\$13.00
1" Ball Valve for ADA chair water cutoff	1.00	\$22.00	\$22.00
Main Drain Recertification 12x12	0.00	\$105.00	\$105.00
Commercial installation / Labor	2.50 hrs	\$250.00	\$625.00
Sub-Total ex Tax			\$5,000.00
Tax			\$0.00
Total inc Tax			\$5,002.00

\$ 4612 ⁰⁰

DISCLOSURE STATEMENT

- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

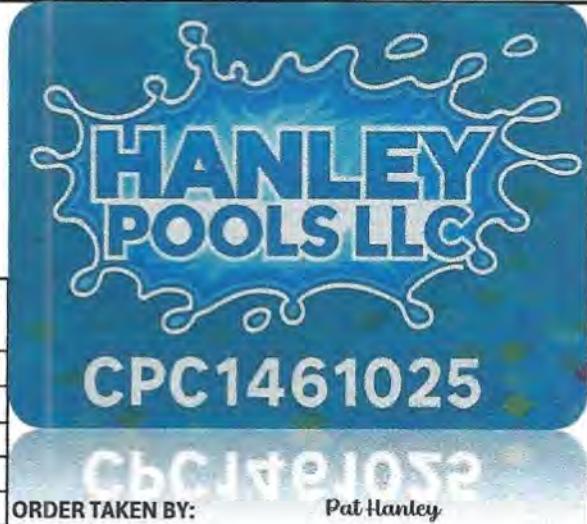
Proposal to NO.

Maples repairs and replacements RVD

DATE 2026-01-27

CONTRACT / PROPOSAL

CONTACT Mark Isley
 NAME Maples - Cypress Creek
 ADDRESS 9763 Pembroke Pines Dr, Sun City Center, FL 33573
 JOB SITE:
 EMAIL markisley@hotmail.com
 TEL



We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;

	QT	Cost
Repair ladder deck cup		\$225.00
Repair approximately 8 feet of pool coping		\$785.00
Replace 22 filtration grids		\$1,012.00
Rebuild 6 inch push pull valve		\$750.00
Replace gas springs on tank lid		\$565.00
No drain acid wash to pool surface		\$1,650.00
Install IPS 720		\$1,950.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:
 If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875 or call 813-839-7665 during business hours.
 If paying by check:
 Make checks payable to: Hanley Pools LLC

Payment structure	
Down payment 55%	\$3,815.35
Completion 40%	\$2,774.80
Final 5%	\$346.85

L# CPC1461025
 Hanley Pools LLC
 PO Box 6004 Sun City Center, FL 33571
 Phone 813-839-7665
 info@flapools.com
 L# CPC1461025

TOTAL \$6,937.00

Respectfully submitted by

Pat Hanley

INT

NO ACID WASH → \$5287⁰⁰



Cooper Pools
844-766-5256

Cooper Pools Inc DBA
Cooper Pools Remodeling
4850 Allen Rd PMB 13
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 537

Order No.
Valid for 30 days

ORCHIDS

Cypress Creek [REDACTED]

9770 Mulberry Marsh Lane
Greater Sun Center, FL, 33573

Site: 7154 Trent Creek Drive
Greater Sun Center

Site Contact:

Salesperson: Theresa Bonnell

Date: 01/19/2026

Walk Thru Inspection

13955 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Depth Marker Tiles and Coping Reset (40') Includes Parts & Labor	1.00	\$1,090.00	\$1,090.00
6" Push Pull Plunger Repair Kits	2.00	\$137.50	\$275.00
Pool Vacuum Pressure Gauge	1.00	\$35.00	\$35.00
IPS M720 Single Head ORP Monitor	1.00	\$2,055.00	\$2,055.00
17 x 24 Filter Grids	17.00	\$50.00	\$850.00
Small Water Collection Pit Repair, move hinges (labor will be in labor line)	1.00	\$0.00	\$0.00
60# support struts, standard	2.00	\$60.00	\$120.00
Main Drain Recertification [REDACTED]	1.00	\$100.00	\$100.00
Commercial installation / Labor	3.50 hrs	\$250.00	\$875.00
Sub-Total ex Tax			\$3,755.00
Tax			\$0.00
Total inc Tax			\$3,755.00

\$ 5300⁰⁰

DISCLOSURE STATEMENT

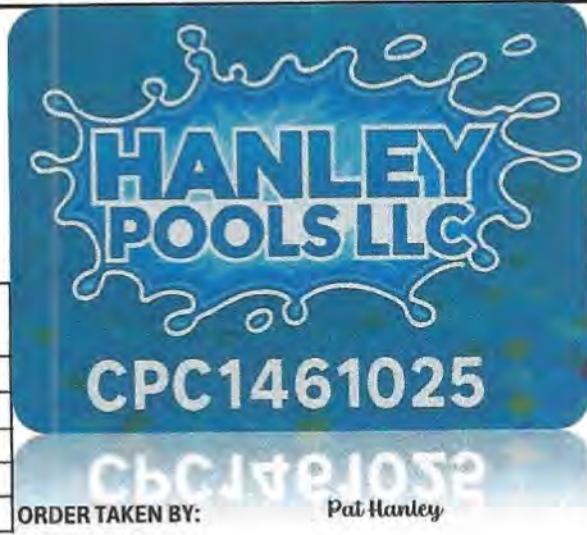
- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.

Proposal to NO.

Orchids repairs and wash RVD
DATE 2026-01-27

CONTRACT / PROPOSAL

CONTACT Mark Isley
NAME Orchids -Cypress Creek
ADDRESS 15720 Miller Creek Dr Sun City Center, FL 33573
JOB SITE:
EMAIL markisley@hotmail.com
TEL



We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows:	QT	Cost
Repair approximately 30 lineal feet of pool coping		\$1,260.00
Install filtration pump, pressure gauge		\$85.00
Rebuild 6 inch push pull valve		\$750.00
Install 20 filtration grids		\$920.00
No drain acid wash to pool surface		\$1,650.00
Repair depth markers, number 3, 9 inch and no dive marker		\$375.00
Repair reservoir tank lid, new hinges with new gas spring		\$1,345.00
Install IPS 720		\$1,950.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

Payment structure	
Down payment 55%	\$5,340.50
Completion 40%	\$3,884.00
Final 5%	\$485.50

L# CPC1461025

Hanley Pools LLC

PO Box 6004 Sun City Center, FL 33571

Phone 813-839-7665

info@flapools.com

L# CPC1461025

TOTAL

\$ 8,335 ⁰⁰

Respectfully submitted by

Pat Hanley

INT

NO ACID WASH → \$6685 ⁰⁰



Cooper Pools Inc DBA
Cooper Pools Remodeling
4850 Allen Rd PMB 13
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 538

Order No.
Valid for 30 days

Cypress Creek Main Pool

7150 Trent Creek Drive
Greater Sun Center, FL,33573

Site: 7150 Trent Creek Drive
Greater Sun Center

Site Contact:

Salesperson: Theresa Bonnell

Date: 01/19/2026

Walk thru inspection

13988 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
10" Reverse Thread Plunger Repair Kits	2.00	\$720.00	\$1,440.00
6" Flowmeter	1.00	\$368.11	\$368.11
135# Support Struts	2.00	\$75.00	\$150.00
135# Support Struts Safety	2.00	\$85.00	\$170.00
60# support struts	2.00	\$60.00	\$120.00
150# support strut	1.00	\$80.00	\$80.00
150# support strut, safety	1.00	\$90.00	\$90.00
Struts mounting bracket	4.00	\$25.00	\$100.00
EQ500 Strainer Pot Lid Oring	1.00	\$45.00	\$45.00
IPS M820 dual head ORP monitor	1.00	\$2,344.36	\$2,344.36
17x24 Filter Grids	57.00	\$50.00	\$2,850.00
Main Drain Recertification 10-18	2.00	\$707.00	\$1,414.00
Commercial installation / Labor	5.50 hrs	\$250.00	\$1,375.00

Sub-Total ex Tax	\$10,550.47
Tax	\$0.00
Total inc Tax	\$10,550.47

\$9132 47

DISCLOSURE STATEMENT

Proposal to NO.

Cypress Main Pool Repairs and wash RVD

DATE 2026-01-27

CONTRACT / PROPOSAL

CONTACT Mark Isley
 NAME Main Pool - Cypress Creek
 ADDRESS 7154 Trent Creek Dr Sun City Center, FL 33573
 JOB SITE:
 EMAIL markisley@hotmail.com
 TEL



We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows:	QT	Cost
Rebuild 2 - 12 inch push pull valves		\$1,250.00
Repair or replace precision control MR one		\$2,344.00
Install new flow metre clamps to filtration line		\$45.00
Install 6 gas springs to tank lids		\$847.50
[REDACTED]		
No drain acid wash to pool surface		\$2,850.00
Change out 60 DE grids cost		\$2,640.00
Install MR-1 Electronic Touch Probe		\$399.93

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:
 If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875
 Or call 813-839-7665 during business hours.
 If paying by check:
 Make checks payable to: Hanley Pools LLC

Payment structure
Down payment 55% \$5,830.79
Completion 40% \$4,240.57
Final 5% \$530.07

L# CPC1461025
 Hanley Pools LLC
 PO Box 6004 Sun City Center, FL 33571
 Phone 813-839-7665
 info@flapools.com
 L# CPC1461025

TOTAL

\$ 10,376.43

Respectfully submitted by

Pat Hanley

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No Acid wash → \$ 7526.43