



Rizzetta & Company

# **Cypress Creek Community Development District**

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## **Board of Supervisors' Meeting February 17, 2026**

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

**[www.cypresscreekcdd.org](http://www.cypresscreekcdd.org)**

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

7154 Trent Creek Drive Sun City Center, FL 33573

<b>Board of Supervisors</b>	Jason Hepburn	Chairman
	Nancy Fauci	Vice Chair
	Robens Petit Homme	Assistant Secretary
	Reece Thomas	Assistant Secretary
	Joel Martin	Assistant Secretary
<b>District Manager</b>	Matt O'Nolan	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	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](http://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 4<sup>th</sup> 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.

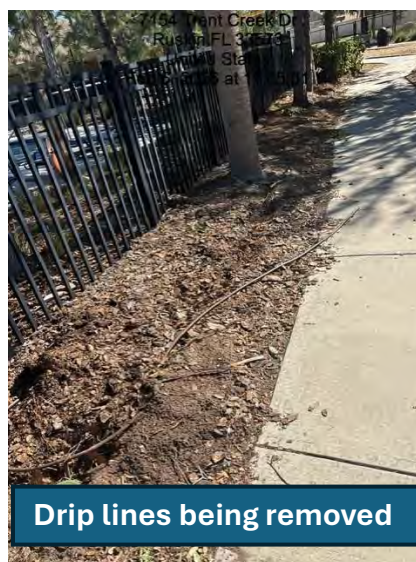
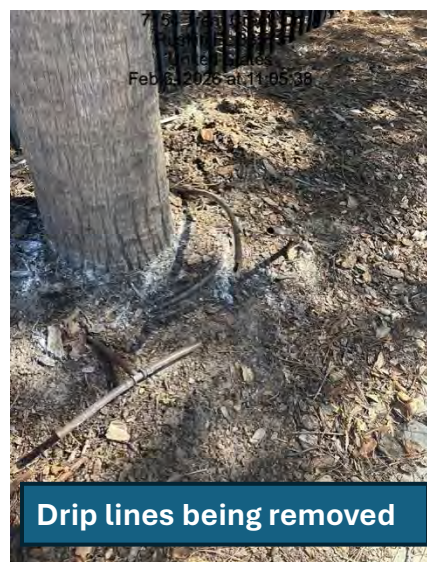
Couch removed from homeowner's view in conservation (Approved by Mark/Jason)

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

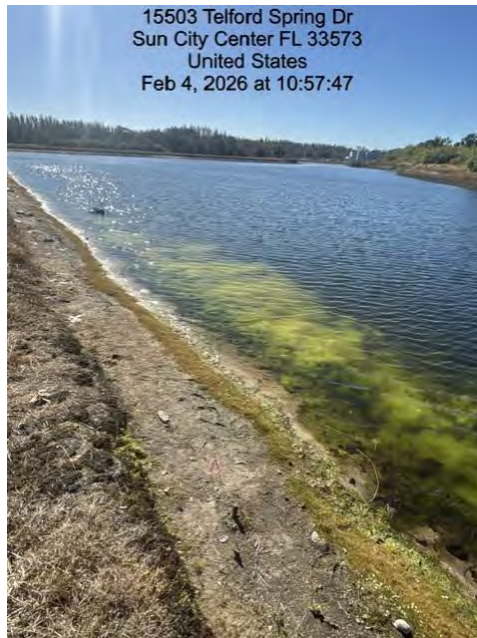


Next item once all irrigation parts are installed will be getting Hunter control specialist back out to start the process of getting full control of the zone-specific watering schedules.



## Ponds

See Solitudes report and see my attached photos

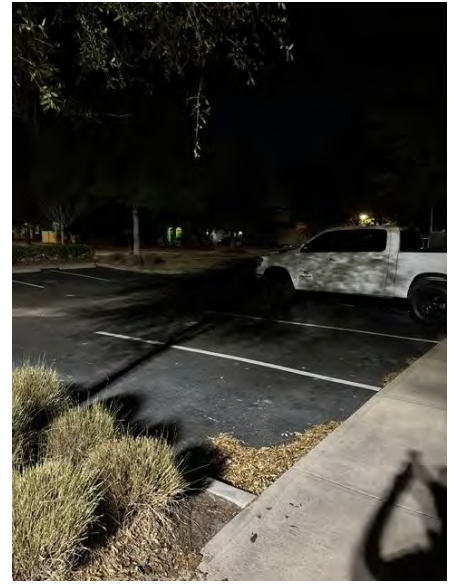


Last trampoline has been located - Will remove when the UTV arrives with the winch

## 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	-	-
<b>Total</b>	<b>0</b>	<b>\$</b>

## **Tab 3**



Rizzetta & Company

#### 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

CYPRSS  
CREEK

#### FINANCIAL SUMMARY

12/31/2025

General Fund Cash & Investment  
Balance: \$1,517,697

Reserve Fund Cash & Investment Balance: \$277,552

Debt Service Fund Investment  
Balance: \$2,109,101

**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**

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**Financial Statements  
(Unaudited)**

**November 30, 2025**

**Prepared by: Rizzetta & Company, Inc.**

[cypresscreekcdd.org](http://cypresscreekcdd.org)  
[rizzetta.com](http://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
<b>Assets</b>						
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
<b>Total Assets</b>	<b>1,685,149</b>	<b>276,835</b>	<b>2,223,930</b>	<b>4,185,915</b>	<b>13,694,928</b>	<b>13,975,000</b>
<b>Liabilities</b>						
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
<b>Total Liabilities</b>	<b>169,518</b>	<b>0</b>	<b>0</b>	<b>169,518</b>	<b>0</b>	<b>13,975,000</b>
<b>Fund Equity &amp; Other Credits</b>						
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
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,515,630</b>	<b>276,835</b>	<b>2,223,930</b>	<b>4,016,396</b>	<b>13,694,928</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,685,149</b>	<b>276,835</b>	<b>2,223,930</b>	<b>4,185,915</b>	<b>13,694,928</b>	<b>13,975,000</b>

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 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
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)
<b>Total Revenues</b>	<b>1,432,477</b>	<b>1,430,394</b>	<b>1,441,040</b>	<b>10,647</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000	1,667	1,400	266
<b>Total Legislative</b>	<b>10,000</b>	<b>1,667</b>	<b>1,400</b>	<b>266</b>
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)
<b>Total Financial &amp; Administrative</b>	<b>189,758</b>	<b>125,196</b>	<b>77,290</b>	<b>47,906</b>
Legal Counsel				
District Counsel	20,000	3,334	2,197	1,137
<b>Total Legal Counsel</b>	<b>20,000</b>	<b>3,334</b>	<b>2,197</b>	<b>1,137</b>
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)
<b>Total Electric Utility Services</b>	<b>242,400</b>	<b>40,400</b>	<b>37,960</b>	<b>2,440</b>
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	2,261	2,546	(285)
<b>Total Garbage/Solid Waste Control Ser-</b>	<b>13,570</b>	<b>2,261</b>	<b>2,546</b>	<b>(285)</b>

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 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
vices				
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

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 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 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 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 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	<u>173,063</u>	<u>172,980</u>	<u>173,599</u>	<u>619</u>
Expenditures				
Contingency				
Bank Fees	800	134	0	134
Capital Outlay	273,288	45,548	0	45,548
Total Contingency	<u>274,088</u>	<u>45,682</u>	<u>0</u>	<u>45,682</u>
Total Expenditures	<u>274,088</u>	<u>45,682</u>	<u>0</u>	<u>45,682</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>(101,025)</u>	<u>127,298</u>	<u>173,599</u>	<u>46,301</u>
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
Total Other Financing Sources(Uses)	<u>101,025</u>	<u>101,025</u>	<u>0</u>	<u>(101,025)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>103,236</u>	<u>103,236</u>
Total Fund Balance, End of Period	<u>0</u>	<u>228,323</u>	<u>276,835</u>	<u>48,512</u>

753 Debt Service Fund 2015 A-1

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 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 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) Expenditures	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

753 Debt Service Fund 2017A **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 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 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	<u>21,393</u>	<u>21,393</u>	<u>22,162</u>	<u>769</u>
Expenditures				
Debt Service				
Interest	16,393	8,196	7,950	247
Principal	5,000	0	0	0
Total Debt Service	<u>21,393</u>	<u>8,196</u>	<u>7,950</u>	<u>247</u>
Total Expenditures	<u>21,393</u>	<u>8,196</u>	<u>7,950</u>	<u>247</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>13,197</u>	<u>14,212</u>	<u>1,016</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>98,852</u>	<u>98,852</u>
Total Fund Balance, End of Period	<u>0</u>	<u>13,197</u>	<u>113,064</u>	<u>99,868</u>

See Notes to Unaudited Financial Statements

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

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of November 30, 2025</u></b>
Valley National Bank	Governmental Checking	\$ 103,872
<b>Total Reserve Fund Investments</b>		<b><u>\$ 103,872</u></b>
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
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 671,902</u></b>

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**

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

See Notes to Unaudited Financial Statements

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

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>753, 178</b>						
	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 Communica- tions	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 Services1292		Landscape Maintenance 11/25	28,666.67
	753 General Fund	11/14/2025	Getz Outdoor Services1298		Snapped pine tree removed and stump grinded 11/25	550.00
	753 General Fund	11/14/2025	Getz Outdoor Services1299		Tree removal at main amenity center Brazilian pepper tree needs remove 11/25	350.00
	753 General Fund	11/14/2025	Getz Outdoor Services1296		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 Waste 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**

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



**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**

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**Financial Statements  
(Unaudited)**

**December 31, 2025**

**Prepared by: Rizzetta & Company, Inc.**

**[cypresscreekcdd.org](http://cypresscreekcdd.org)  
[rizzetta.com](http://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
<b>Assets</b>						
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
<b>Total Assets</b>	<b>1,573,476</b>	<b>277,552</b>	<b>2,225,976</b>	<b>4,077,005</b>	<b>13,694,928</b>	<b>13,975,000</b>
<b>Liabilities</b>						
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
<b>Total Liabilities</b>	<b>166,305</b>	<b>0</b>	<b>0</b>	<b>166,305</b>	<b>0</b>	<b>13,975,000</b>
<b>Fund Equity &amp; Other Credits</b>						
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
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,407,171</b>	<b>277,552</b>	<b>2,225,976</b>	<b>3,910,700</b>	<b>13,694,928</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,573,476</b>	<b>277,552</b>	<b>2,225,976</b>	<b>4,077,005</b>	<b>13,694,928</b>	<b>13,975,000</b>

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
<b>Revenues</b>				
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
<b>Total Revenues</b>	<b>1,432,477</b>	<b>1,430,602</b>	<b>1,441,280</b>	<b>10,678</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000	2,500	2,400	100
<b>Total Legislative</b>	<b>10,000</b>	<b>2,500</b>	<b>2,400</b>	<b>100</b>
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)
<b>Total Financial &amp; Administrative</b>	<b>189,758</b>	<b>131,282</b>	<b>84,643</b>	<b>46,640</b>
Legal Counsel				
District Counsel	20,000	5,000	8,494	(3,495)
<b>Total Legal Counsel</b>	<b>20,000</b>	<b>5,000</b>	<b>8,494</b>	<b>(3,495)</b>
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)
<b>Total Electric Utility Services</b>	<b>242,400</b>	<b>60,600</b>	<b>56,690</b>	<b>3,911</b>
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 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
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

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
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 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	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	<u>173,063</u>	<u>172,988</u>	<u>174,316</u>	<u>1,328</u>
Expenditures				
Contingency				
Bank Fees	800	200	0	200
Capital Outlay	273,288	68,322	0	68,322
Total Contingency	<u>274,088</u>	<u>68,522</u>	<u>0</u>	<u>68,522</u>
Total Expenditures	<u>274,088</u>	<u>68,522</u>	<u>0</u>	<u>68,522</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>(101,025)</u>	<u>104,466</u>	<u>174,316</u>	<u>69,850</u>
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
Total Other Financing Sources(Uses)	<u>101,025</u>	<u>101,025</u>	<u>0</u>	<u>(101,025)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>103,236</u>	<u>103,236</u>
Total Fund Balance, End of Period	<u>0</u>	<u>205,491</u>	<u>277,552</u>	<u>72,061</u>

753 Debt Service Fund 2015 A-1 **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	<u>1,519,971</u>	<u>1,519,971</u>	<u>1,538,014</u>	<u>18,044</u>
Expenditures				
Debt Service				
Interest	664,971	332,486	341,146	(8,662)
Principal	855,000	0	0	0
Total Debt Service	<u>1,519,971</u>	<u>332,486</u>	<u>341,146</u>	<u>(8,662)</u>
Total Expenditures	<u>1,519,971</u>	<u>332,486</u>	<u>341,146</u>	<u>(8,662)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1,187,485</u>	<u>1,196,868</u>	<u>9,382</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>915,773</u>	<u>915,774</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,187,485</u>	<u>2,112,641</u>	<u>925,156</u>

See Notes to Unaudited Financial Statements



753 Debt Service Fund 2017A **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

See Notes to Unaudited Financial Statements

**Cypress Creek CDD**  
**Investment Summary**  
**December 31, 2025**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of December 31, 2025</b></u>
Valley National Bank	Governmental Checking	\$ 277,552
<b>Total Reserve Fund Investments</b>		<u><u><b>\$ 277,552</b></u></u>
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
<b>Total Debt Service Fund Investments</b>		<u><u><b>\$ 2,109,101</b></u></u>

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**

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

See Notes to Unaudited Financial Statements

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

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>753, 178</b>	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	Holiday 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
	<b>Sum for 753, 178</b>					<b>45,942.83</b>
	<b>Sum for 753</b>					<b>45,942.83</b>
	<b>Sum Total</b>					<b>45,942.83</b>

**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

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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**

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\_\_\_\_\_ 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 DBABricks 4 Kidz	300098	34451770	LEGO event 11/25	\$ 250.00
Massey Services, Inc.	20251210-1	68551700	Pest Control Services 7154 Trent Creek Dr 12/25	\$ 120.00
Massey Services, Inc.	20251210-1	68564545	Pest Control Services 9770 Mulberry Marsh Ln 12/25	\$ 60.00
Massey Services, Inc.	20251210-1	68579707	Pest Control Services Pest Control Services 10202 CarpHolw Rd 12/25	\$ 100.00
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 Personnel Reimbursement 12/25	\$ 8,989.12
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 Blvd11/25	\$ 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	<u>\$ 310.50</u>
<b>Total</b>				<u><u>\$ 111,769.97</u></u>

**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
<b>Service Call:Service Call</b> 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
<b>Cypress Creek Community:Cypress Creek Community</b> Cleaning and Maintenance of community pools	1	3,495.00	3,495.00
<b>Replaced Equipment</b> Replaced escutheons on railings	3	21.95	65.85
<b>Phosphate Treatment:Phosphate Treatment</b> 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****Auto Pay Notice**Service At: 7154 TRENT CREEK DR  
RUSKIN FL 33573-0128**Contact Us**Visit us at [SpectrumBusiness.net](http://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
<b>Remaining Balance</b>	<b>\$0.00</b>
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	
<b>Total Due by Auto Pay</b>	<b>\$150.00</b>

**NEWS AND INFORMATION**

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

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

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 24 11252025 NNNNNNNN 01 995376CYPRESS CREEK OF HILLSBOROUGH  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712028239618600150003



Invoice Number: 2396186112425  
 Account Number: 8337 12 028 2396186

CYPRESS CREEK OF HILLSBOROUGH

### Contact Us

Visit us at [SpectrumBusiness.net](https://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
<b>Remaining Balance</b>		<b>\$0.00</b>

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
	<b>\$110.00</b>

**Spectrum Business™ Internet Total \$110.00**

### Spectrum Business™ Voice

Phone number (813) 213-9890

Spectrum Business Voice	40.00
Voice Mail	0.00
	<b>\$40.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$40.00**

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

### Other Charges Continued

<b>Current Charges</b>	<b>\$150.00</b>
<b>Total Due by Auto Pay</b>	<b>\$150.00</b>

### 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](https://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](https://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****Auto Pay Notice**Service At: 10202 CARP HOLLOW RD  
SUN CITY CENTER FL 33573-6780**Contact Us**Visit us at [SpectrumBusiness.net](http://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
<b>Remaining Balance</b>	<b>\$0.00</b>
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	
<b>Total Due by Auto Pay</b>	<b>\$150.00</b>

**NEWS AND INFORMATION**

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

**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.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 02 12032025 NNNNNNNN 01 994572CYPRESS CREEK OF HILLSBOROUGH  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712028245448000150003

December 2, 2025

Invoice Number: 2454498120225

Account Number: **8337 12 028 2454498****Auto Pay Notice**Service At: 9770 MULBERRY MARSH LN  
RUSKIN FL 33573-0227**Contact Us**Visit us at [SpectrumBusiness.net](http://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
<b>Remaining Balance</b>	<b>\$0.00</b>
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	
<b>Total Due by Auto Pay</b>	<b>\$150.00</b>

**NEWS AND INFORMATION**

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

**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.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 02 12032025 NNNNNNNN 01 994571CYPRESS CREEK OF HILLSBOROUGH  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712028245449800150003



Invoice Number: 2454498120225  
 Account Number: 8337 12 028 2454498

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 02 12032025 NNNNNNNN 01 994571

**Charge Details**

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

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
	<b>\$110.00</b>

**Spectrum Business™ Internet Total \$110.00**

**Spectrum Business™ Voice**

**Phone number (813) 213-9903**

Spectrum Business Voice	40.00
Voice Mail	0.00
	<b>\$40.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$40.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$150.00</b>
<b>Total Due by Auto Pay</b>	<b>\$150.00</b>

**Billing Information**

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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



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



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



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

Invoice #	18471
Invoice Date	12-01-25
Balance Due	<b>\$799.50</b>

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	14.0	\$231.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	\$9.50	33.0	\$313.50
EEN Talk Down License	EEN Talk down (AXIS PA)	\$20.00	3.0	\$60.00
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$65.00	3.0	\$195.00

---

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



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



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

Invoice #	18566
Invoice Date	12-14-25
Balance Due	<b>\$330.00</b>

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

<b>Subtotal</b>	<b>\$330.00</b>
Tax	\$0.00
Invoice Total	\$330.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$330.00</b>



Invoice Ticket

Ticket Date	Wed 11-12-25 12:07 PM
Ticket #	12315
Subject	<b>Cypress at Maples down</b>

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	Mike: Mike was able to reset the battery backup and the allow power to be restored to the equipment. Everything is back up
Sun 12-14-25 11:38 PM	and good to go.
Charles Bourne	
Initial Issue	Brivo, EE, and Network showing down at the maples.
Wed 11-12-25 12:07 PM	
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
<b>Amount due</b>			<b>\$155.68 USD</b>



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

M-Page 1 of 2

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

**Summary of Account Charges**

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

**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](https://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://HCFL.gov/Water)



**THANK YOU!**



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

5,232 0

**DUE DATE**

**12/15/2025**

**Auto Pay Scheduled  
DO NOT PAY**



0043959000001 00002566198



Hillsborough  
County Florida

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

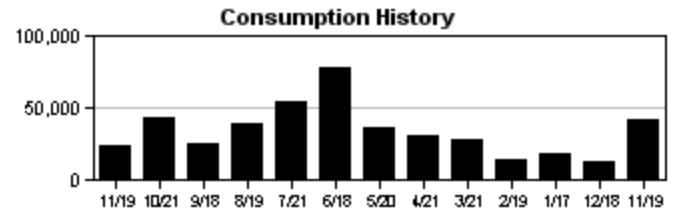
Service Address: 7154 TRENT CREEK DR

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
<b>Total Service Address Charges</b>	<b>\$310.26</b>



Hillsborough  
County Florida

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

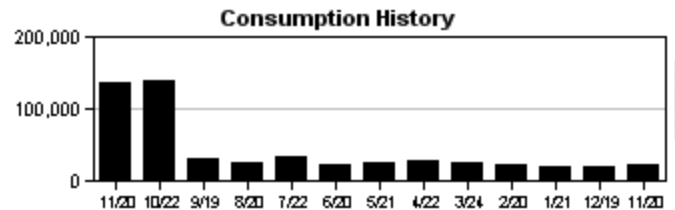
Service Address: 10202 CARP HOLLOW RD

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
<b>Total Service Address Charges</b>	<b>\$2,255.93</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE 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
<b>AMOUNT DUE</b>	<b>\$131.17</b>

#### Important Message

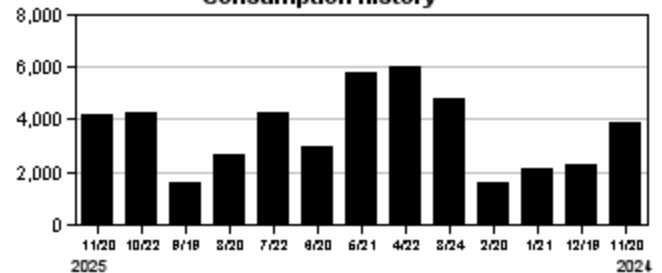
This account has ACH payment method

**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.

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6932917329



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](https://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://HCFL.gov/Water)



**THANK YOU!**



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

82340

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
<p>LEGO event on 12/13 from 10AM-11AM</p> <p>\$250 includes 1 hour building workshop,</p> <p>25 minifigures and 25 bracelets</p> <p>Cost: \$250</p> <p>Please make all checks payable to JPGF INVESTMENTS, INC and mailed to 10428 Alcon Blue Dr. Riverview, FL 33578. If paying with a credit card, a 3% fee will be added to the final total on this invoice.</p> <p><i>Thank you for your business!</i></p>	
	<b>\$250.00</b>

If you have any questions about this invoice, please contact  
**John Fontana – [jfontana@bricks4kidz.com](mailto: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</i>					
<i>Sun City Center, FL 33573</i>					
Comm Pest Prevention	\$120.00	(\$0.00)	\$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</i>				
<i>Sun City Center, FL 33573</i>				
Comm Pest Prevention	\$60.00	(\$0.00)	\$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</i>					
<i>Sun City Center, FL 33573</i>					
Comm Pest Prevention	\$100.00	(\$0.00)	\$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

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	) = <b>\$8,494.24</b>

## CypressCreek

## 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
<b>Services Subtotal</b>						<b>\$6,286.80</b>

**Expenses**

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

**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
<b>Outstanding Balance</b>				<b>\$8,494.24</b>
<b>Total Amount Outstanding</b>				<b>\$8,494.24</b>

***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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00753

[illegible]

**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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00074

[illegible]

**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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00074

[illegible]

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

# Invoice

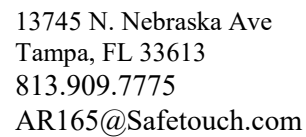
Date	Invoice #
12/19/2025	INV0000105870

**Bill To:**

Cypress Creek CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00074

[illegible]



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

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

	<b>Subtotal</b>	\$150.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$150.00
	<b>Balance Due</b>	\$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](mailto: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
3H FL COUNTY TAX (1.5)	\$0.00
Total	\$8,454.24



## INVOICE

Page 1 of 2

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

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

---

<b>Invoice email:</b>	CDDinvoice@rizzetta.com
<b>Billing contact email:</b>	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		3.50		754.50

## Top Task 2025 Total

**754.50**

## Total Fees & Disbursements

\$754.50

**INVOICE TOTAL (USD)**

**\$754.50**

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

Page 1 of 2

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

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

---

<b>Invoice email:</b>	CDDinvoice@rizzetta.com
<b>Billing contact email:</b>	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**

## Page 2 of 2

2501435

238202107

## 2026 FY General Consulting Services

### Billing Level

## Hours

**Current  
Amount**

Nurse, Vanessa M  
Nurse, Vanessa M  
Nurse, Vanessa M  
Nurse, Vanessa M  
Nurse, Vanessa M  
Nurse, Vanessa M  
Nurse, Vanessa M

2025-10-03  
2025-10-06  
2025-10-16  
2025-10-22  
2025-10-29  
2025-10-30  
2025-11-12

0.50  
1.00  
0.75  
0.25  
0.25  
0.25  
0.50

183.00  
183.00  
183.00  
183.00  
183.00  
183.00  
183.00

91.50  
183.00  
137.25  
45.75  
45.75  
45.75  
91.50

**640.50**

Stewart, Tonja L  
Stewart, Tonja L  
Stewart, Tonja L  
Stewart, Tonja L

2025-09-23  
2025-09-30  
2025-10-21  
2025-10-28

3.50  
3.00  
1.00  
1.50

240.00  
240.00  
240.00  
240.00

340.00  
720.00  
240.00  
360.00

**2,160.00**

12.50

**2,800.50**

**2,800.50**

\$2,800.50

**\$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		



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 average daily kWh used was **77.27% lower** than the same period last year.

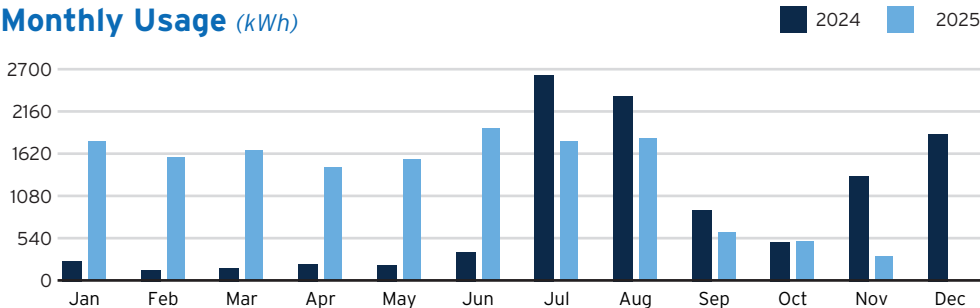


Your average daily kWh used was **37.5% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 211003933580

Due Date: December 01, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$67.88

Payment Amount: \$ \_\_\_\_\_

634100564952

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 211003933580  
**Statement Date:** November 06, 2025  
**Charges Due:** December 01, 2025

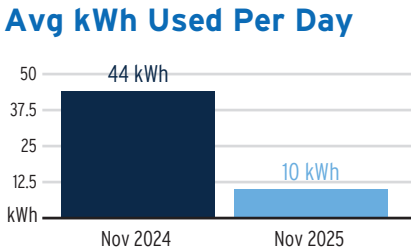
Meter Read

**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

	<b>Electric Charges</b>		
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	
<b>Electric Service Cost</b>		<b>\$67.88</b>	



**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.

**Total Current Month’s Charges** **\$67.88**

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Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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



CYPRESS CREEK OF HILLSBOROUGH CDD  
CYPRESS CREEK 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.



Your average daily kWh used was **3150% higher** than the same period last year.

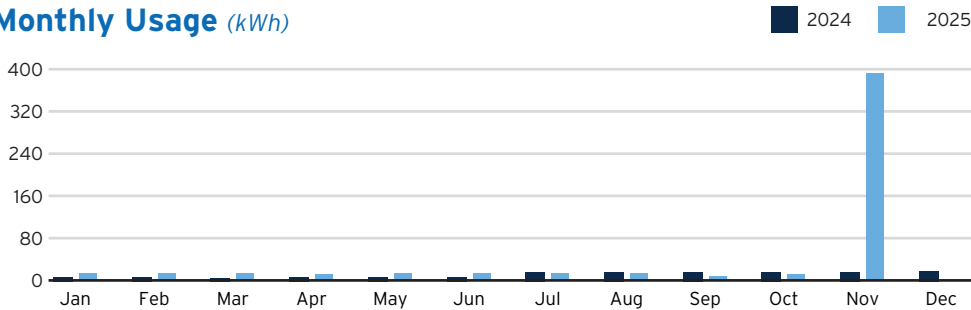


Your average daily kWh used was **4233.33% higher** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 211003933838

Due Date: December 01, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$80.92

Payment Amount: \$ \_\_\_\_\_

634100564953

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.





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

**Account #:** 211003933838  
**Statement Date:** November 06, 2025  
**Charges Due:** December 01, 2025

Meter Read

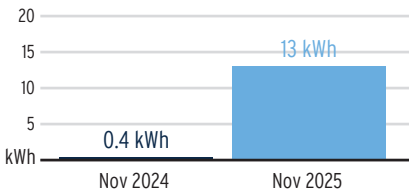
**Meter Location:** Irrigation  
**Service Period:** Oct 01, 2025 - Oct 31, 2025  
**Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$80.92</b>

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.

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

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

Ways To Pay Your Bill

**Bank Draft**  
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**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
CYPRESS CREEK COMMUNITY  
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 average daily kWh used was **70% lower** than the same period last year.

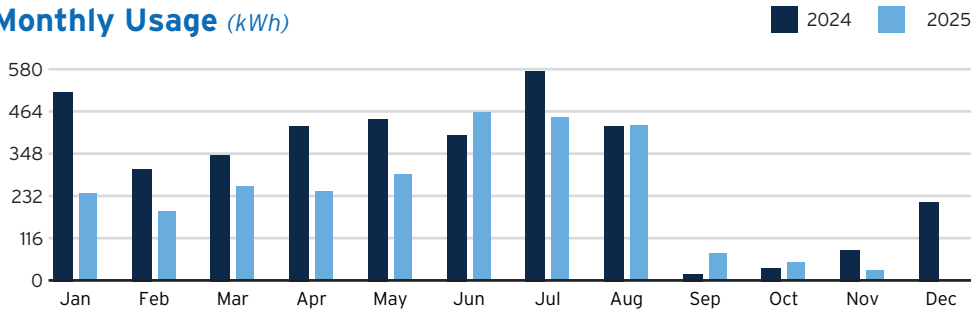


Your average daily kWh used was **55% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 211003934034

Due Date: December 01, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$24.54

Payment Amount: \$ \_\_\_\_\_

634100564954

Your account will be drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 211003934034  
**Statement Date:** November 06, 2025  
**Charges Due:** December 01, 2025

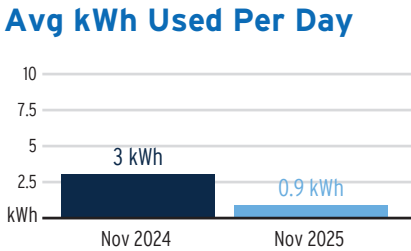
Meter Read

**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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$24.54</b>



**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.

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

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**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://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**  
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**Phone**  
Toll Free: **866-689-6469**

Contact Us

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
CYPRESS CREEK OF 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.



Your average daily kWh used was **12400% higher** than the same period last year.

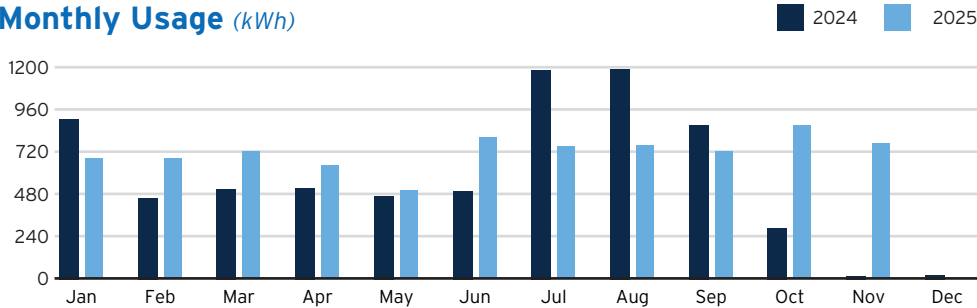


Your average daily kWh used was **7.41% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 211003934265

Due Date: December 01, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$139.34

Payment Amount: \$ \_\_\_\_\_

634100564955

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 211003934265  
**Statement Date:** November 06, 2025  
**Charges Due:** December 01, 2025

Meter Read

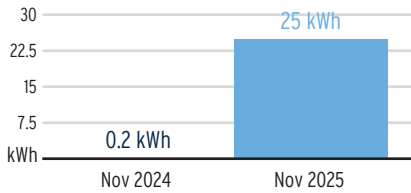
**Service Period:** Oct 01, 2025 - Oct 31, 2025      **Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$139.34</b>

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.

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

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Ways To Pay Your Bill

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**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
CYPRESS CREEK OF 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.



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

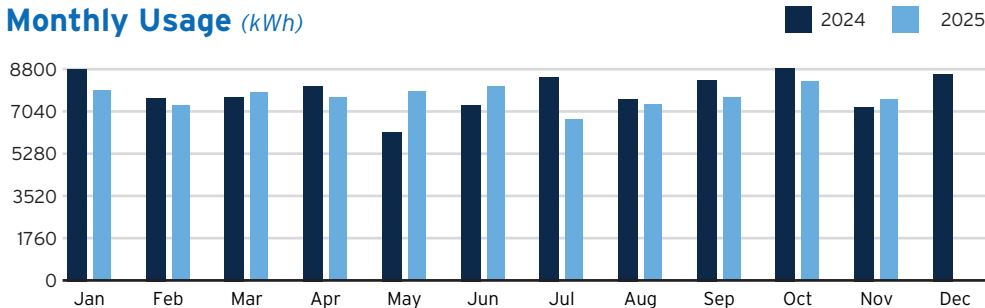


Your peak billing demand was **13.33% lower** than the same period last year.



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](https://TECOaccount.com)



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

Account #: 211003934406

Due Date: December 01, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$743.05

Payment Amount: \$ \_\_\_\_\_

634100564956

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211003934406

Statement Date: November 06, 2025

Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025      Rate Schedule: General Service Demand - Standard

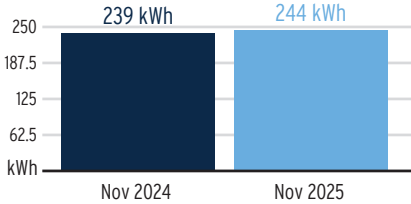
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851617	10/31/2025	668		93,098		7,570 kWh	1	31 Days
1000851617	10/31/2025	12.93		0		12.93 kW	1	31 Days

Charge Details

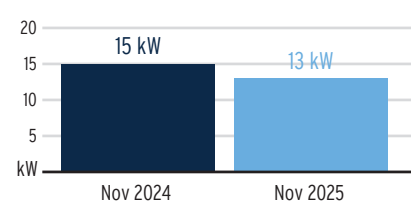
**Electric Charges**

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
<b>Electric Service Cost</b>		<b>\$743.05</b>

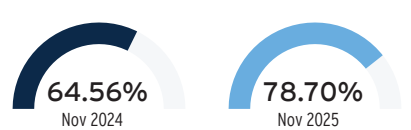
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges

\$743.05

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Ways To Pay Your Bill

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**Mail A Check**

**Payments:**

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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**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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**

Toll Free: **866-689-6469**

Contact Us

**Online:**

[TampaElectric.com](https://TampaElectric.com)

**Phone:**

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010

**Energy-Saving Programs:**  
813-275-3909

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

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

**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.





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	<b>\$1,902.83</b>
-------------------------	-------------------

<b>Amount Due by December 01, 2025</b>	<b>\$1,902.83</b>
--	-------------------

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](https://TampaElectric.com/YourWay).

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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



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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:**  
 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**

**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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**In-Person**  
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**Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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**Credit or Debit Card**  
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**Phone**  
 Toll Free: **866-689-6469**

**All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

**Contact Us**

**Online:** [TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
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
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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

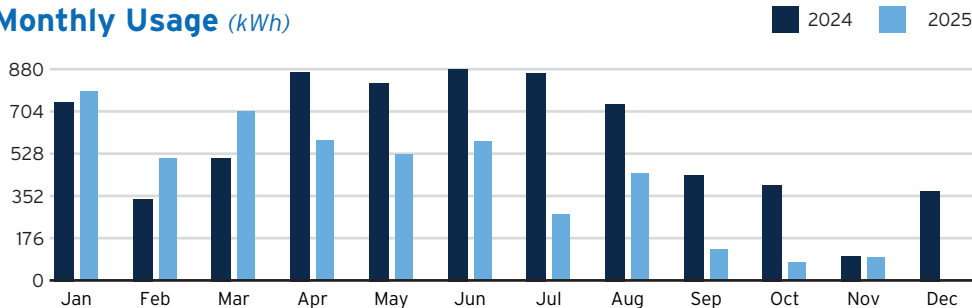


Your average daily kWh used was **50% higher** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221001581182

Due Date: December 01, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$35.26

Payment Amount: \$ \_\_\_\_\_

685952167433

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:  
4770 NE 19 AVE  
RUSKIN, FL 33573

Account #: 221001581182  
Statement Date: November 06, 2025  
Charges Due: December 01, 2025

Meter Read

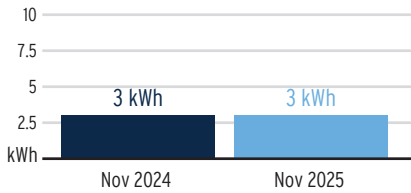
Service Period: Oct 01, 2025 - Oct 31, 2025      Rate Schedule: General Service - Non Demand

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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$35.26</b>

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.

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

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

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P.O. Box 31318  
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Tampa Electric  
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**Phone:**  
**Commercial Customer Care:** 866-832-6249  
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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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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.



Your average daily kWh used was **10.26% higher** than the same period last year.

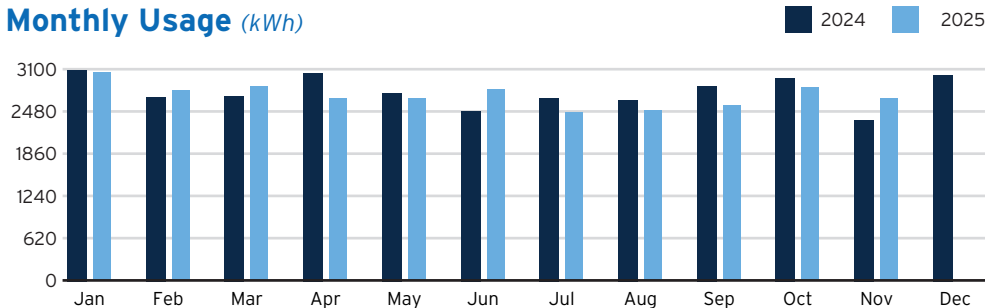


Your average daily kWh used was **3.37% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221003904697

Due Date: December 01, 2025



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$436.25

Payment Amount: \$ \_\_\_\_\_

690890401962

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221003904697

Statement Date: November 06, 2025

Charges Due: December 01, 2025

Meter Read

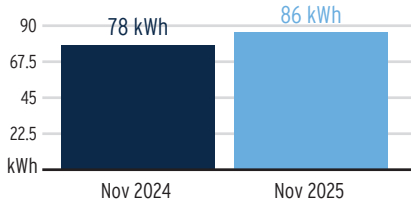
**Service Period:** Oct 01, 2025 - Oct 31, 2025      **Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
	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
	<b>Electric Service Cost</b>		<b>\$436.25</b>

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.

Total Current Month's Charges

\$436.25

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Ways To Pay Your Bill

**Bank Draft**  
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**In-Person**  
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**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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010

**Energy-Saving Programs:**  
813-275-3909

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CYPRESS CREEK OF HILLSBOROUGH CDD  
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**

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



Your average daily kWh used was **47.92% higher** than the same period last year.

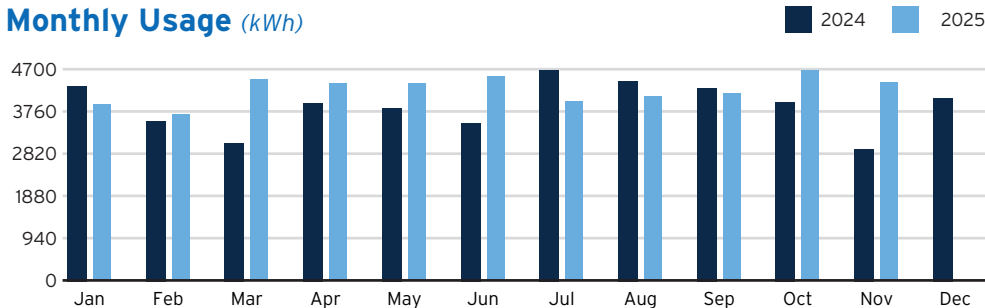


Your average daily kWh used was **3.4% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221007372990

Due Date: December 01, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$704.88**

Payment Amount: \$ \_\_\_\_\_

640273398736

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 221007372990  
**Statement Date:** November 06, 2025  
**Charges Due:** December 01, 2025

Meter Read

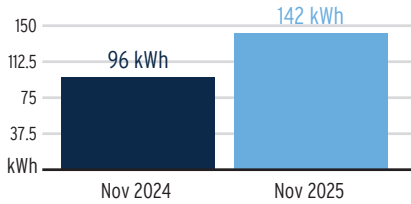
**Service Period:** Oct 01, 2025 - Oct 31, 2025      **Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$704.88</b>

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.

**Total Current Month's Charges**      **\$704.88**

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
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 average daily kWh used was **850% higher** than the same period last year.

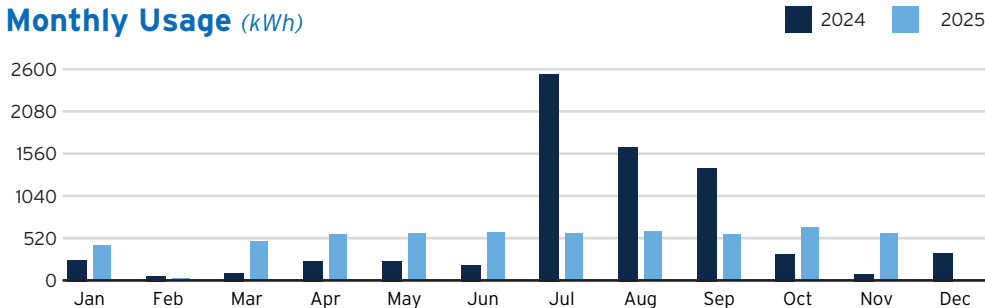


Your average daily kWh used was **9.52% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221007730122

Due Date: December 01, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$110.76

Payment Amount: \$ \_\_\_\_\_

648915305305

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 221007730122  
**Statement Date:** November 06, 2025  
**Charges Due:** December 01, 2025

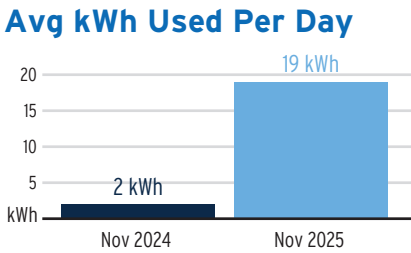
Meter Read

**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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$110.76</b>



**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.

**Total Current Month's Charges**      **\$110.76**

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Tampa, FL 33601-0111

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**Phone**  
Toll Free: **866-689-6469**

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**Phone:**  
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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
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

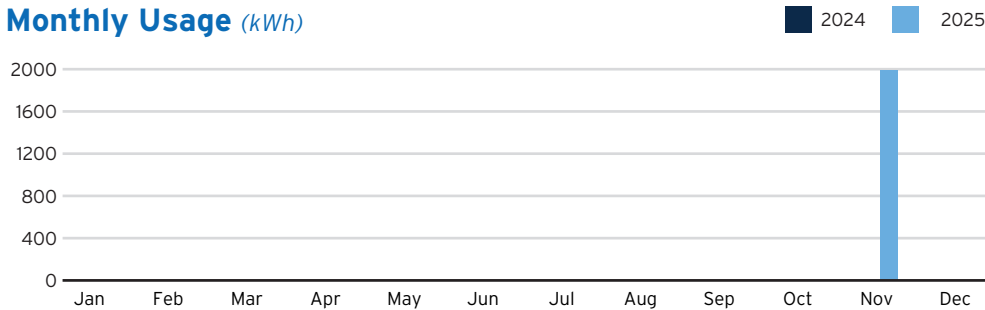
Amount Due by December 01, 2025 \$329.21

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](https://TECOaccount.com)



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

Account #: 221009578578

Due Date: December 01, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$329.21

Payment Amount: \$ \_\_\_\_\_

661260897271

Your account will be  
drafted on December 01, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



**Service For:**  
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

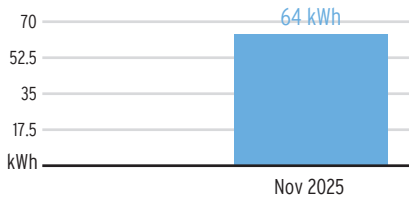
<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,990 kWh @ \$0.08641/kWh	\$171.96
Fuel Charge	1,990 kWh @ \$0.03391/kWh	\$67.48
Storm Protection Charge	1,990 kWh @ \$0.00577/kWh	\$11.48
Clean Energy Transition Mechanism	1,990 kWh @ \$0.00418/kWh	\$8.32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

<b>Other Fees and Charges</b>	
Electric Security Deposit	\$396.00
<b>Total Other Fees and Charges</b>	<b>\$396.00</b>

<b>Installments &amp; Adjustments</b>	
Miscellaneous Adjustments	-\$369.00

**Total Current Month's Charges**      **\$356.21**

Avg kWh Used Per Day



Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](https://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](https://TampaElectric.com)

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Tampa, FL 33601-0111

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**Phone**  
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Contact Us

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[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
CYPRESS CREEK COMMUNITY  
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.

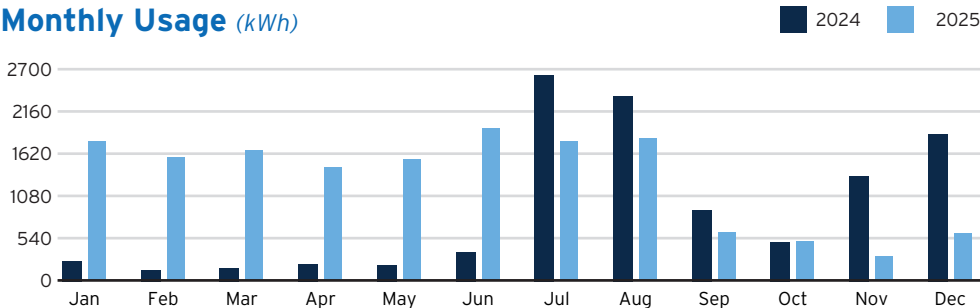


Your average daily kWh used was **90% higher** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 211003933580

Due Date: December 29, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$115.46

Payment Amount: \$ \_\_\_\_\_

625458631442

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

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

Make check payable to: TECO

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

**Account #:** 211003933580  
**Statement Date:** December 08, 2025  
**Charges Due:** December 29, 2025

Meter Read

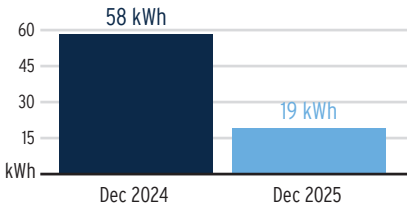
**Meter Location:** Irrigation  
**Service Period:** Nov 01, 2025 - Dec 02, 2025  
**Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
	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
	<b>Electric Service Cost</b>		<b>\$115.46</b>

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.

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

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**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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

Statement Date: 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.

## Your Energy Insight



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

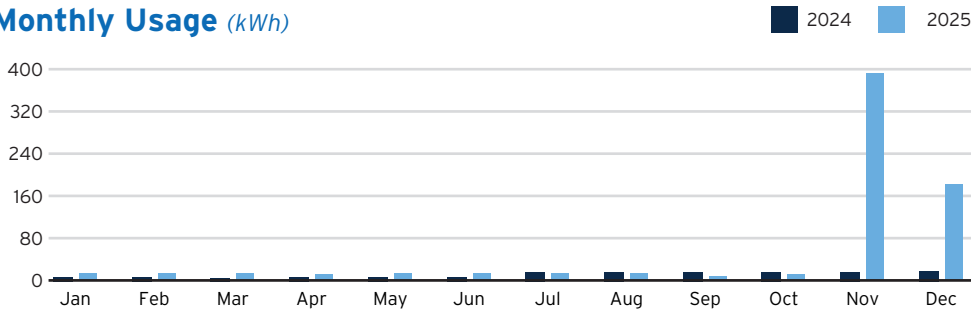


Your average daily kWh used was **53.85% lower** than it was in your previous period.

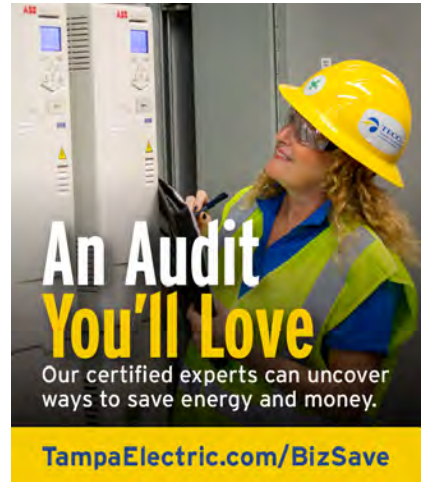


Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://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



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://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:**  
15491 CYPRESS CREEK BLVD  
RUSKIN, FL 33573-0000

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

Meter Read

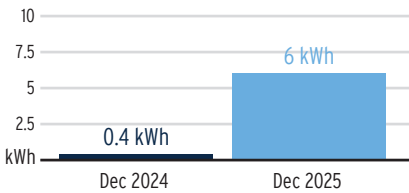
**Meter Location:** Irrigation  
**Service Period:** Nov 01, 2025 - Dec 02, 2025  
**Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
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	
<b>Electric Service Cost</b>		<b>\$49.11</b>	

Avg kWh Used Per Day



Important Messages

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

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Ways To Pay Your Bill

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**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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
CYPRESS CREEK COMMUNITY  
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
-------------------------	---------

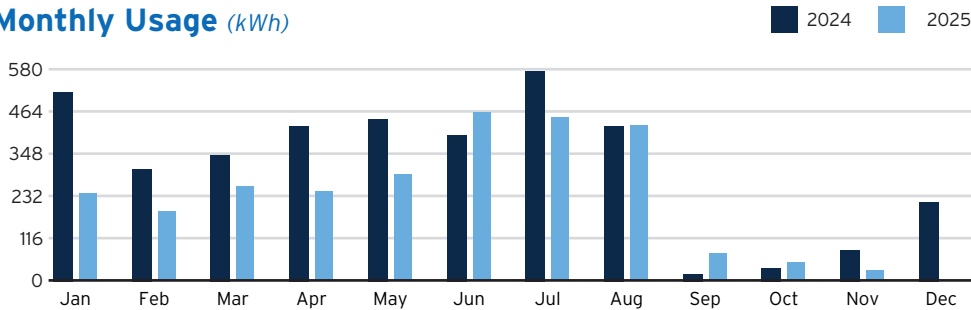
Amount Due by December 29, 2025 \$20.68

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



Scan here to view  
your account online.

## Monthly Usage (kWh)



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

Account #: 211003934034

Due Date: December 29, 2025



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

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Amount Due: \$20.68

Payment Amount: \$ \_\_\_\_\_

625458631444

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:**  
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

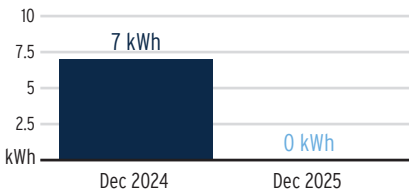
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496672	12/02/2025	34,463		34,463		0 kWh	1	32 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	<b>Electric Service Cost</b>		<b>\$20.68</b>

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

Avg kWh Used Per Day



Important Messages

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
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.

## Your Energy Insight



Your average daily kWh used was **8566.67% higher** than the same period last year.

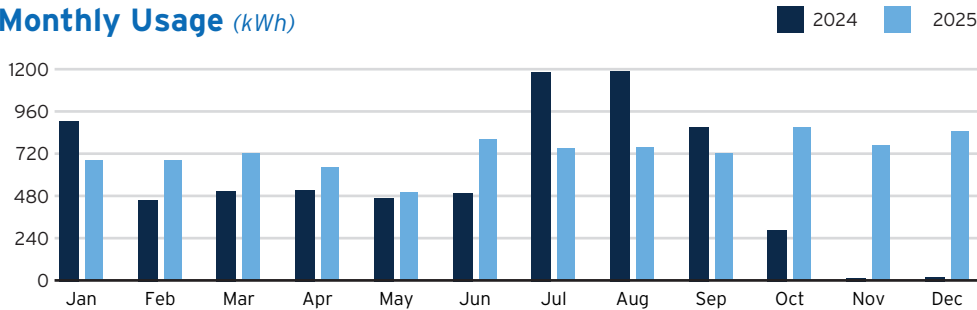


Your average daily kWh used was **4% higher** than it was in your previous period.



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](https://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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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:** December 08, 2025  
**Charges Due:** December 29, 2025

Meter Read

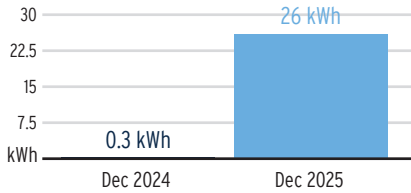
**Service Period:** Nov 01, 2025 - Dec 02, 2025      **Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
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	
<b>Electric Service Cost</b>		<b>\$152.27</b>	

Avg kWh Used Per Day



Important Messages

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We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

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

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

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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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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.

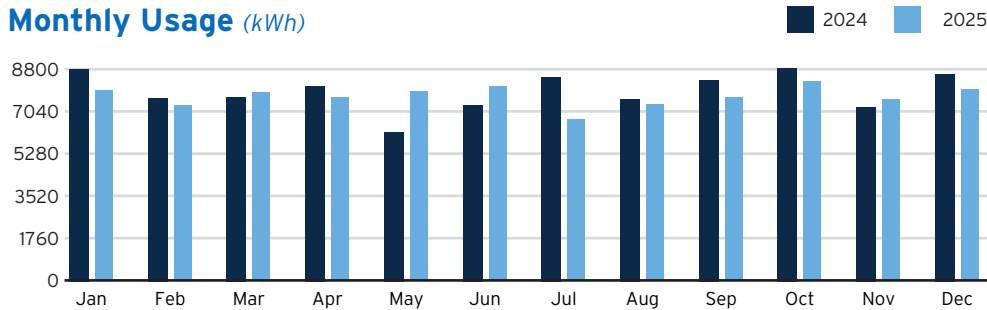


Your peak billing demand was **0% higher** than the same period last year.



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](https://TECOaccount.com)



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

Account #: 211003934406

Due Date: December 29, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$788.02

Payment Amount: \$ \_\_\_\_\_

625458631446

Your account will be  
drafted on December 29, 2025

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

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

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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

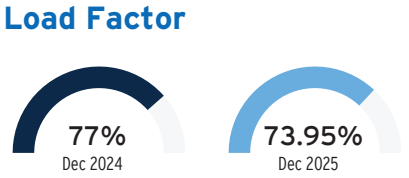
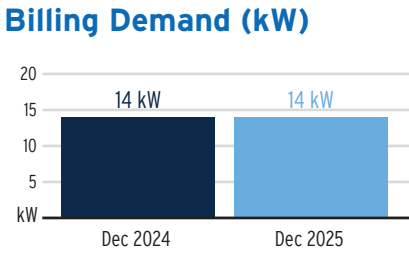
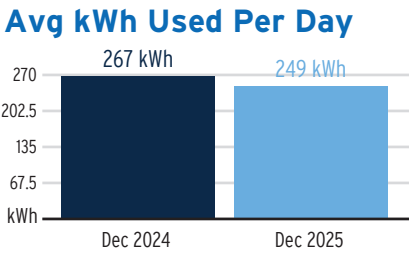
Meter Read

**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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$788.02</b>



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

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

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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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**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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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

<b>Current Month's Charges</b>	<b>\$1,902.83</b>
--------------------------------	-------------------

<b>Amount Due by December 29, 2025</b>	<b>\$1,902.83</b>
--	-------------------

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



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Account #: 211003934620

Due Date: December 29, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

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

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**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](https://TampaElectric.com/RateCommunications).

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

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**Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:** 7-1-1

**Power Outage:** 877-588-1010

**Energy-Saving Programs:** 813-275-3909

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CYPRESS CREEK OF HILLSBOROUGH CDD  
CYPRESS CREEK OF HC CDD  
19 19TH AVE NW  
RUSKIN, FL 33570-0000

Statement Date: 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

<b>Current Month's Charges</b>	<b>\$11,641.47</b>
--------------------------------	--------------------

<b>Amount Due by December 17, 2025</b>	<b>\$11,641.47</b>
--	--------------------

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](https://TampaElectric.com/YourWay).

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://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**

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$11,641.47</b>

**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.

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- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
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 P.O. Box 111  
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**Energy-Saving Programs:** 813-275-3909

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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
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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.

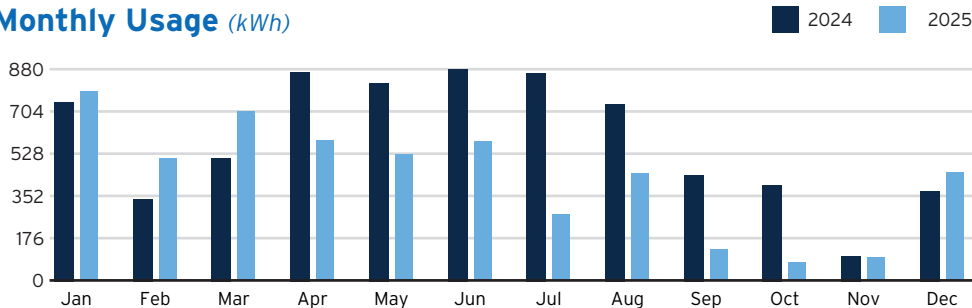


Your average daily kWh used was **366.67% higher** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221001581182

Due Date: December 29, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$90.91

Payment Amount: \$ \_\_\_\_\_

673606539826

Your account will be drafted on December 29, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:  
4770 NE 19 AVE  
RUSKIN, FL 33573

Account #: 221001581182

Statement Date: December 08, 2025


Charges Due: December 29, 2025

Meter Read

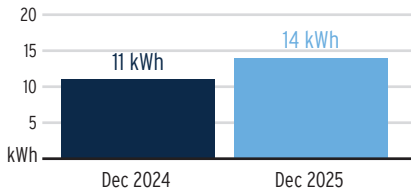
Service Period: Nov 01, 2025 - Dec 02, 2025      Rate Schedule: General Service - Non Demand

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

 <b>Electric Charges</b>		
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
<b>Electric Service Cost</b>		<b>\$90.91</b>

Avg kWh Used Per Day



Important Messages


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Total Current Month's Charges


\$90.91


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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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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.

## Your Energy Insight



Your average daily kWh used was **4.3% lower** than the same period last year.

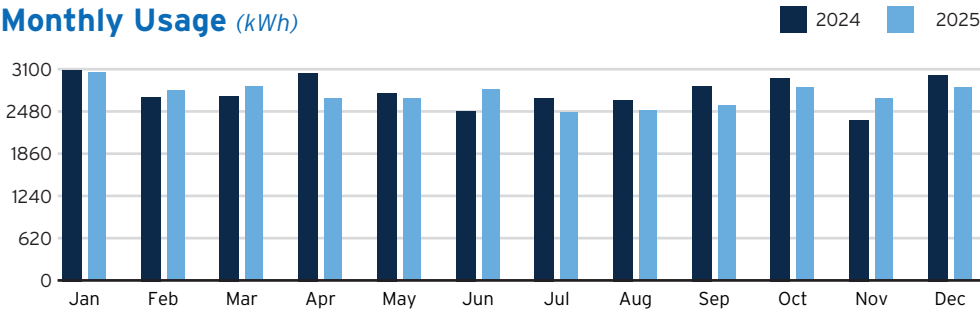


Your average daily kWh used was **3.49% higher** than it was in your previous period.



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](https://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



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://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:** December 08, 2025  
**Charges Due:** December 29, 2025

Meter Read

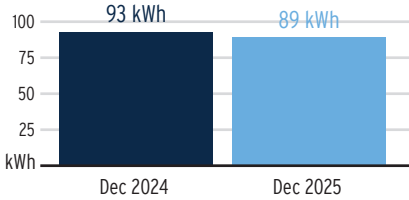
**Service Period:** Nov 01, 2025 - Dec 02, 2025      **Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$462.53</b>

Avg kWh Used Per Day



Important Messages

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

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Ways To Pay Your Bill

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Tampa Electric  
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Tampa, FL 33601-0111

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Toll Free: **866-689-6469**

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
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.

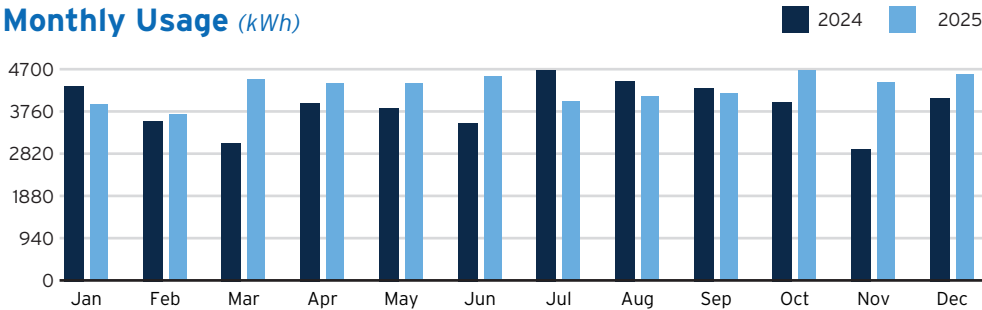


Your average daily kWh used was **.7% higher** than it was in your previous period.

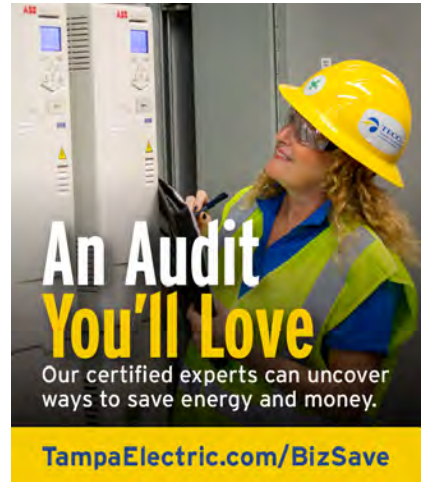


Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221007372990

Due Date: December 29, 2025



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Amount Due: \$733.33

Payment Amount: \$ \_\_\_\_\_

626693206120

Your account will be  
drafted on December 29, 2025

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

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

Make check payable to: TECO

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**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

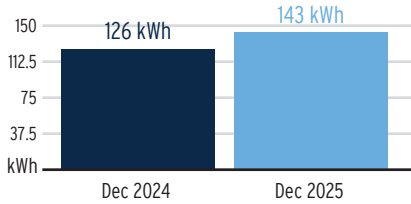
**Service Period:** Nov 01, 2025 - Dec 02, 2025      **Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
	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
	<b>Electric Service Cost</b>		<b>\$733.33</b>

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$733.33

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7-1-1

**Power Outage:**  
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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

<b>Current Month's Charges</b>	<b>\$2,428.90</b>
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<b>Amount Due by December 17, 2025</b>	<b>\$2,428.90</b>
--	-------------------

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 #: 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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3434 COLWELL AVE, STE 200  
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TAMPA, FL 33631-3318

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**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**

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
	Lighting Energy Charge	1175 kWh @ \$0.03412/kWh	\$40.09
	Fixture & Maintenance Charge	61 Fixtures	\$1022.21
	Lighting Pole / Wire	61 Poles	\$1302.96
	Lighting Fuel Charge	1175 kWh @ \$0.03363/kWh	\$39.52
	Storm Protection Charge	1175 kWh @ \$0.00559/kWh	\$6.57
	Clean Energy Transition Mechanism	1175 kWh @ \$0.00043/kWh	\$0.51
	Storm Surcharge	1175 kWh @ \$0.01230/kWh	\$14.45
	Florida Gross Receipt Tax		\$2.59
	<b>Lighting Charges</b>		<b>\$2,428.90</b>

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

**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

**Phone**  
 Toll Free: **866-689-6469**

**All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

**Contact Us**

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

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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.



Your average daily kWh used was **20% higher** than the same period last year.

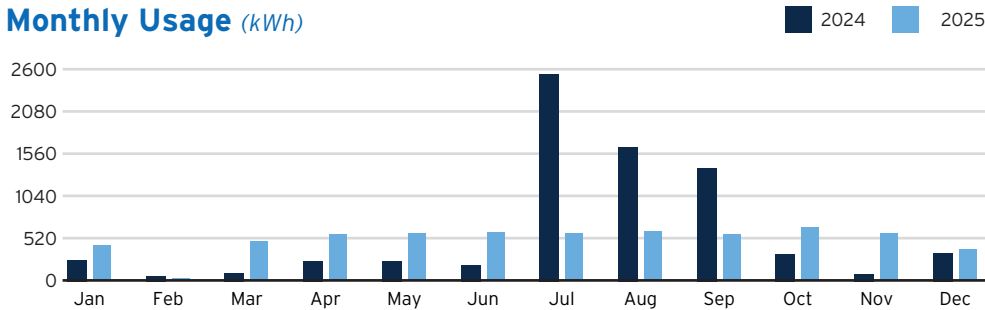


Your average daily kWh used was **36.84% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221007730122

Due Date: December 29, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$80.96

Payment Amount: \$ \_\_\_\_\_

639038843244

Your account will be  
drafted on December 29, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221007730122

Statement Date: December 08, 2025

Charges Due: December 29, 2025

Meter Read

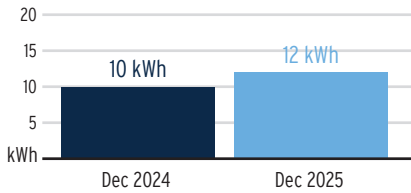
**Service Period:** Nov 01, 2025 - Dec 02, 2025      **Rate Schedule:** General Service - Non Demand

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

<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>		<b>\$80.96</b>

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.

Total Current Month's Charges

\$80.96

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

Ways To Pay Your Bill

**Bank Draft**  
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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**  
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**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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CYPRESS CREEK OF HILLSBOROUGH CDD  
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.

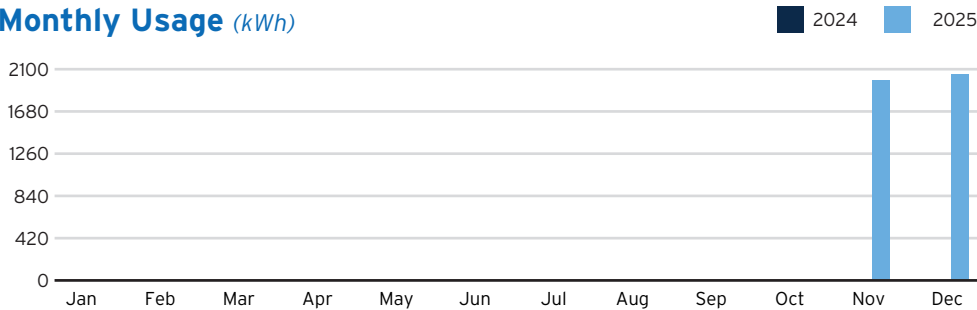


Your average daily kWh used was **0% higher** than it was in your previous period.

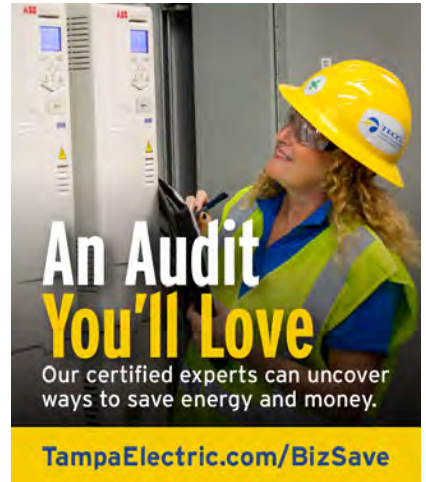


Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://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](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://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

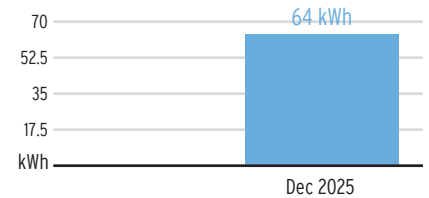
**Rate Schedule:** General Service - Non Demand

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

	<b>Electric Charges</b>		
	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
	<b>Electric Service Cost</b>		<b>\$339.96</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$339.96**

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## Ways To Pay Your Bill



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TECO  
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### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

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### Phone:

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866-832-6249

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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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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

<b>Current Month's Charges</b>	<b>\$335.34</b>
--------------------------------	-----------------

<b>Amount Due by December 16, 2025</b>	<b>\$335.34</b>
--	-----------------

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](https://TampaElectric.com/YourWay).

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://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



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TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.





**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](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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### Phone

Toll Free:  
**866-689-6469**

### All Other

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Tampa Electric  
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Tampa, FL 33601-0111

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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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RECEIVED  
DEC - 8 2025

0 CYPRESS CREEK CDD 0

### 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 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

### TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL</b>	<b>\$2,023.34-</b>
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,023.34-
		JENNIFER DUNN	<b>TOTAL</b>	<b>\$1,610.36</b>
10/31	11/01	52707159H09FP4AMB	THE HOME DEPOT #6951 RUSKIN FL MCC: 5200 MERCHANT ZIP: 33573000	71.91
10/31	11/01	52707159H09FP4GWW	THE HOME DEPOT #6951 RUSKIN FL MCC: 5200 MERCHANT ZIP: 33573000	122.34
11/03	11/03	52707159L09FDS2EH	THE HOME DEPOT #6951 RUSKIN FL MCC: 5200 MERCHANT ZIP: 33573000	134.27
11/05	11/05	55432869M5VVFH7EG	AMAZON MKTPL*BT7102CY1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	89.95
11/06	11/06	75418239N71ZQ2PH6	CCI*CONSTANT-CONTACT WALTHAM MA MCC: 5968 MERCHANT ZIP:	50.00
11/06	11/06	75418239N71ZXQH9M	CCI*CONSTANT-CONTACT WALTHAM MA	10.00

Transactions continued on next page

1060 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



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

### PAYMENT INFORMATION

Payment Due Date December 25, 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)**

Tran 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*B003W6D2 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	122.67
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 12/25/25. 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.

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

Cleared	Receipt	Replenish
---------	---------	-----------

to clear last months outstanding

Date	Vender Name	Description		Parts & Rec Maintenance & Repair	Fuels & Rec Office Supplies	Parts & Rec Vehicle Maintenance	Pools & Rec Pool Repairs	Plumbing Equipment Minor & Repair	Facility Supplies	Landscape Maintenance	Other	Parts & Rec Events
10/1/2024	Home Depot	Quick Cruise Free Hole Digger	Amount	\$7108.4647								
10/1/2024	Home Depot	Back	21.91									
10/1/2024	Home Depot	Back	122.34									
10/1/2024	Home Depot	New attachment bucket 11 ED Universal Pouches/Gummi Cold Wash	134.27									
11/10/2024	Aurion	New CDD Signs	89.95									
11/6/2024	Constant Contact	Re-start Constant Contact Subscription	50.00									
11/6/2024	Constant Contact	Recall labor Add on	10.00									
11/7/2024	Aurion	Coffee Simplex Office Maker for Office	77.33									
11/7/2024	Aurion	2-Griffinville Water 24 pack.	14.86									
11/7/2024	Aurion	Banana Home Sign Day Park, HomeC office Desk Office Sign for above door-office sign	109.52									
11/7/2024	Home Depot	Wrench Groove Plank Utility Knife	41.41									
11/11/2024	Aurion	Black Utility Cabinet - Locking Doors	125.99									
11/17/2024	Aurion	Black Stand and Collected Holder	82.48									
11/17/2024	Home Depot	Quick SealPTEE Tape/NAND/HOSE and extra mix	51.77									
11/17/2024	Aurion	San Pool Hardware No Parking Sign(1) channel Steel Unbranded Pool	165.58									
11/21/2024	Spectrum Mobile	Red service	20.00									
11/21/2024	Aurion	Case of 6oz water jug	21.91									
11/21/2024	Aurion	Case of 6oz water jug	21.91									
11/21/2024	Aurion	Christmas Tree	26.72									
11/21/2024	Aurion	Christmas Tree	71.98									
11/21/2024	Aurion	Christmas Tree	9.99									
11/21/2024	Aurion	Orange bucket coconut oil for dispenser that coconut mix container - christmas event	123.67									
11/21/2024	USPS	Jack along post office box	35.60									
11/26/2024	Constant Contact	Upgraded to next level subscription to be able to schedule emails when we're closed	8.33									
11/26/2024	Home Depot	OFF Test Kit	34.94									
11/26/2024	Aurion	2 Month Calendar - for erase future planning	31.99									
TOTAL			1618.36	622.32	435.92	0.00	0.00	0.00	357.24	0.00	0.00	231.88

Date: \_\_\_\_\_

DM Approval

## 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.BLVD  
SUNCITY 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  
TOTAL \$51.87

XXXXXXXXXXXX2233 MASTERCARD  
USD\$ 51.87

AUTH CODE 012807/5262756 TA  
Chip Read  
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.BLVD  
SUNCITY 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



6951 52 83916 11/10/2025 7856

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



**How doers  
get more done.**

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

6951 00063 78897 11/03/25 11:25 AM  
SALE CASHIER LENS

897020002066 DRAIN WEASEL <A> 6.98N  
DRAIN WEASEL HAIR CLOG TOOL START KT  
844875015789 BRUSHES <A> 9.47N  
HDX 20" GONG BRUSH  
084305355546 HOMER BUCKET <A> 3.98N  
5GAL HOMER BUCKET  
046677539160 PLCT8UNIVOL <A>  
PLC 16W 4FT T8 LED UNIVERSAL DL 2PK  
3022.98 68.94N  
070183000340 RU REFILL <A>  
ROUNDUP W&GK4 REFILL  
2015.97 31.94N  
059647911880 HDX BLEACH <A>  
HDX GERMICIDAL BLEACH 121 OZ  
206.48 12.96N

SUBTOTAL 134.27  
SALES TAX 0.00

TAX EXEMPT TOTAL \$134.27

XXXXXXXXXXXX2233 MASTERCARD USD\$ 134.27

AUTH CODE 003762/4632207 TA  
Chip Read  
AID A0000000041010 Mastercard

P.O.#/JOB NAME: MARK SUPPLIES  
6951 11/03/25 11:25 AM



6951 63 78897 11/03/2025 3614

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 02/01/2026



SUN CITY CENTER  
1645 SUN CITY CENTER PLZ  
SUN CITY CENTER, FL 33573-9998  
www.usps.com

11/25/2025 02:11 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

Non-Veh Prop Dmge			\$5.00
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Grand Total: \$35.00

Credit Card Remit \$35.00

Card Name: MasterCard  
Account #: XXXXXXXXXXXX2233  
Approval #: 025875  
Transaction #: 935  
AID: A0000000041010 Contactless  
AL: Mastercard

TO REPORT AN ISSUE  
Visit <https://email.usps.com>

All hazardous labels/markings on returned boxes MUST be completely removed/obliterated if they no longer match the contents.

In a hurry? Self-service kiosks offer quick and easy check out. Detail





**How does  
get more done.**

3730 SUN CITY CTR.BLVD  
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 SCRDOR <A.S> 4.97N  
HUSKY 6 IN 1 SCREWDRIVER

SUBTOTAL 34.94  
SALES TAX 0.00

TAX EXEMPT TOTAL \$34.94

XXXXXXXXXXXX2233 MASTERCARD USD\$ 34.94

Auth CODE 026454/1552775  
Chip Read TA  
AID A0000000041010 Mastercard

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



6951 55 31983 11/26/2025 6858

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 02/24/2026

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  
**TOTAL 24.74**  
8 ITEMS \$ 24.74  
Debit Card

\*0920 L757/009/806 11/22/25 11:47AM  
\*\*\*\*\*

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Must be 18 years old to enter.  
No purchase necessary.

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for a sneak peek on the weekly ad!  
[www.aldi.us/signup](http://www.aldi.us/signup)

Mastercard 24.74  
\*\*\*\*\*2233 ONLINE  
11/22/25 11:47 Ref/Seq # 649679  
Trace # 649679  
Auth # 022431  
AID A0000000041010  
TVR 0000000001  
IAD 0110A040012220000000000000000000  
00FF  
TSI E800 ARC 000 EntryMode 07  
++APPROVED++



**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 CASHIER MIREILLE

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

AUTH CODE 031606/7103605 TA  
Contactless  
AID A0000000041010 Mastercard

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



6951 10 51754 10/31/2025 9517

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 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)  
4@0.40 1.60N  
1006-836-817 HEX NUT <A>  
HEX NUT BLACK 1/4-20 (XBY)  
4@0.21 0.84N

SUBTOTAL 122.34  
SALES TAX 0.00

TAX EXEMPT TOTAL \$122.34

XXXXXXXXXXXX2233 MASTERCARD USD\$ 122.34

AUTH CODE 031777/7541148 TA  
Chip Read  
AID A0000000041010 Mastercard

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



6951 54 50242 10/31/2025 1024

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



[Print](#)

## 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	
	<b>Constant Contact - Standard</b>		
	1001-2500 Contacts	\$8.33	
	Highest contact count: 1001		
11/06/2025	Invoice #1762465361	\$10.00 ✓	
	<b>Inbox Preview</b>	\$10.00	
11/06/2025	Invoice #1762440768	\$50.00 ✓	
	<b>Constant Contact - Lite</b>		
	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
<b>Grand Total:</b>	<b>\$89.95</b>

## 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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Amazon Global Selling

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Purchasing Line  
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Billing & shipping  
Manage your Budgets (Blanket PO)  
Buying Policies & Approvals  
Tax Exemption & licenses  
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Self-  
service  
Advertising  
Solutions

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Scalable  
Cloud  
Computing  
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Kindle  
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Solution

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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: Coffee Creamer Singles Variety Pack Packaged by Bools, (48 Pack) Coffee Creamer Singles for Home, Office, Coffee, Bar, G

\$26.99

ift

Sold by: Bools USA ([seller profile](#))

Condition: New

1 of: TWOMEOW Coffee Maker Hot & Iced With Bold Setting, Single Serve Coffee Maker For K Cup And Grounds, 52 Oz

\$50.34

Removable Wa

ter Tank, 6-14 Oz Brew Sizes, One Cup Kcup Coffee Machine With Reusable Filter, White

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

**Shipping Speed:**

Rush Shipping

**Total for This Shipment: \$77.33**

**Payment information**

**Payment Method:**

MasterCard | Last digits: 2233

Item(s) Subtotal: \$77.33

Shipping & Handling: \$1.49

Promotion applied: -\$1.49

**Billing address**

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

Total before tax: \$77.33

Estimated Tax: \$0.00

**Grand Total: \$77.33**

**Credit Card transactions**

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

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

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**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 Sold by: Amazon.com Condition: New	\$7.43
<b>Shipping Address:</b> 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
<b>Shipping Speed:</b> Rush Shipping	<b>Total for This Shipment: \$14.86</b>

**Payment information**

<b>Payment Method:</b> MasterCard   Last digits: 2233	Item(s) Subtotal: \$14.86 Shipping & Handling: \$1.50 Promotion applied: -\$1.50
<b>Billing address</b> Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$14.86 Estimated Tax: \$0.00
	<b>Grand Total: \$14.86</b>
<b>Credit Card transactions</b>	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: <i>Magnetic Changeable Business Hours Sign with Double Sided Open Closed Signs, Metal Hours of Operation Signs, Store Hours Sign for Glass Door or Window</i> BLACK Sold by: cicip ( <a href="#">seller profile</a> ) Business Price Condition: New	\$15.51
<b>Shipping Address:</b> 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
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment:</b> \$15.51

Shipped on November 8, 2025

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

**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

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:	\$82.48
Shipping & Handling:	\$0.00
Total before tax:	\$82.48
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$82.48</b>

## 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: Furologee Direct

Return or replace items: Eligible through January 31, 2026

\$47.49



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

Sold by: TQVAI Direct

Supplied by: Other

Return or replace items: Eligible through January 31, 2026

\$34.99

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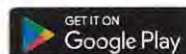
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Scan the QR code to download the new Amazon Business app



**business prime**

English

United States



**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	
<b>Items Ordered</b>	<b>Price</b>
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 Sold by: Amazon.com Condition: New	\$125.99
<b>Shipping Address:</b> 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 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$125.99</b> -----

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

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



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	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Accuform Set of 2, 2" x 5/16" Sign Post Mounting Hardware, HFN208</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$4.12
1 Of: <i>No Parking Anytime Sign, with Arrows 12x18 Inches, 3M EGP Reflective .063 Aluminum, Fade Resistant, Made in USA</i> Sold by: SIGO SIGNS ( <a href="#">seller profile</a> ) Business Price Condition: New	\$25.47
1 Of: <i>SmartSign U-Channel Sign Post, Heavy Weight   8' Tall Galvanized Steel Post - Pack of 2</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$135.99
<b>Shipping Address:</b> Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 2233	Item(s) Subtotal: \$165.58
	Shipping & Handling: \$0.00
<b>Billing address</b> Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$165.58 Estimated Tax: \$0.00
	<b>Grand Total: \$165.58</b>

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	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Amazon Basics Snack Storage Bags, 300 Count</i> Sold by: Amazon ( <a href="#">seller profile</a> ) 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
<b>Shipping Address:</b> 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
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment:</b> \$29.19

Shipped on November 22, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>THXSUN Insulated Beverage Dispenser, 3.2 Gallon/12L Coffee and Drink Server with Spigot, Non-electric Thermal Hot and Co</i> <i>Id Beverage Dispenser for Juice Chocolate Tea Milk</i> Sold by: THXSUN ( <a href="#">seller profile</a> ) Condition: New	\$85.49
<b>Shipping Address:</b> 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
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment:</b> \$85.49

Shipped on November 24, 2025	
<b>Items Ordered</b>	<b>Price</b>

1 of: Zilphoba Clear Seasoning Box, 4 Pieces Seasoning Rack Spice Pots with Lids and Spoons, Toppings Containers, Acrylic Seas  
oning Box for Salt Spice, Pepper, Sugar, Cardamon, Cinnamon  
Sold by: Zilphoba Direct ([seller profile](#))  
Condition: New

\$7.99

**Shipping Address:**

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

Item(s) Subtotal: \$7.99

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:**

MasterCard | Last digits: 2233

Item(s) Subtotal: \$122.67

Shipping & Handling: \$0.00

-----

**Billing address**

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

Total before tax: \$122.67

Estimated Tax: \$0.00

-----

**Grand Total: \$122.67**

**Credit Card transactions**

MasterCard ending in 2233: November 24, 2025: \$122.67

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

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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	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Utehillly 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 Sold by: Utehillly ( <a href="#">seller profile</a> ) Condition: New	\$9.99
<b>Shipping Address:</b> 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 ----- <b>Total for This Shipment: \$9.99</b> -----
<b>Shipping Speed:</b> Rush Shipping	
Payment information	
<b>Payment Method:</b> 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 ----- <b>Grand Total: \$9.99</b>
<b>Billing address</b> Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	
<b>Credit Card transactions</b>	MasterCard ending in 2233: November 22, 2025: \$9.99

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





**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	
<b>Items Ordered</b>	<b>Price</b>
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 Sold by: GOFLAME ( <a href="#">seller profile</a> ) Condition: New	\$71.98
<b>Shipping Address:</b> 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 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$71.98</b> -----

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

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



**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	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>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</i> Sold by: The Mega Deals ( <a href="#">seller profile</a> ) Business Price Condition: New	\$26.72
<b>Shipping Address:</b> 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 ----- <b>Total for This Shipment: \$26.72</b> -----
<b>Shipping Speed:</b> Rush Shipping	

Payment information	
<b>Payment Method:</b> 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 ----- <b>Grand Total: \$26.72</b>
<b>Billing address</b> Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	
<b>Credit Card transactions</b>	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	
<b>Items Ordered</b>	<b>Price</b>
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 Sold by: CAMMOO Direct ( <a href="#">seller profile</a> ) Condition: New	\$85.49
<b>Shipping Address:</b> 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
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$85.49</b>

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 2233	Item(s) Subtotal: \$85.49 Shipping & Handling: \$0.00
<b>Billing address</b> Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$85.49 Estimated Tax: \$0.00
	<b>Grand Total: \$85.49</b>
<b>Credit Card transactions</b>	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	
<b>Items Ordered</b>	<b>Price</b>
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 Sold by: paper studio ( <a href="#">seller profile</a> ) Condition: New	\$31.99
<b>Shipping Address:</b> 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
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$31.99</b>

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

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

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:  
Cypress Creek  
7109 Feather Wood Dr  
Ruskin, FL 33573

Invoice Date  
December 8, 2025  
Due Date  
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	<b>\$2,500.00</b>



# INVOICE

**Customer ID:****23-22685-73003**

Customer Name:

CYPRESS CREEK K CDD

Service Period:

12/01/25-12/31/25

Invoice Date:

11/25/2025

Invoice Number:

0206469-2206-0

**How to Contact Us****Visit [wm.com/MyWM](http://wm.com/MyWM)**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****Dec 25, 2025**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$310.50**

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

**Previous Balance**

310.50

+

**Payments**

(310.50)

+

**Adjustments**

0.00

+

**Current Invoice  
Charges**

310.50

=

**Total Account  
Balance Due****310.50****IMPORTANT MESSAGES**

\*\*\*WM only sells services online through our own website at [wm.com](http://wm.com). WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit [wm.com](http://wm.com) directly.



----- Please detach and send the lower portion with payment --- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA  
WM - TAMPA  
PO BOX 3020  
MONROE, WI 53566-8320  
(813) 621-3055  
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
11/25/2025	0206469-2206-0	<b>23-22685-73003</b>
Payment Terms	Total Due	Amount
Total Due by 12/25/2025	\$310.50	
If Received after 12/25/2025	\$318.26	

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

2206000232268573003002064690000003105000000031050 3

I0290C17

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

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

## DETAILS OF SERVICE

### Details for Service Location:

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

**Customer ID: 23-22685-73003**

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

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### Online

Use [wm.com](http://wm.com) for quick and easy payments



### By Phone

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866-964-2729

## HOW TO READ YOUR INVOICE

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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.

Your Payment Is Due

10/25/2022

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$123.45

If payment is received after 10/25/2022: \$128.45

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Details for Service Location:  
Seymour, John, Town and Country Way, Saint Paul MN 55106-2627

Customer ID: 21-51809-22222

Description	Date	Ticket	Quantity	Amount
	10/01/22		1.00	86.00
	MN STATE SOLID WASTE TAX 9.75%			25.45
	COUNTY ENVIRONMENTAL CHARGE			123.45
	Total 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](http://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"/> <b>Check Here to Change Contact Info</b>		<input type="checkbox"/> <b>Check Here to Sign Up for Automatic Payment Enrollment</b>	
List your new billing information below. For a change of service address, please contact <b>WM</b> .		If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <a href="http://wm.com">wm.com</a> or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
<b>Address 1</b>		<b>Email</b>	
<b>Address 2</b>		<b>Date</b>	
<b>City</b>		<b>Bank Account Holder Signature</b>	
<b>State</b>			
<b>Zip</b>			
<b>Email</b>			
<b>Date Valid</b>			

**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](mailto:RMCbankruptcy@wm.com) or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

## **Tab 6**

**MINUTES OF MEETING**

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

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

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District was held on **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	<b>Board Supervisor, Chairman</b>
Nancy Fauci	<b>Board Supervisor, Vice Chairman</b>
Reece Thomas	<b>Board Supervisor, Assistant Secretary</b>
Robens Petit-Homme	<b>Board Supervisor, Assistant Secretary</b>
Joel Martin	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matt O'Nolan	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Jennifer Dunn	<b>Amenity Manager, Rizzetta &amp; Co., Inc.</b>
Chico Rivera	<b>Amenity Manager, Rizzetta &amp; Co, Inc</b>
Mark Isley	<b>Maintenance Technician, Rizzetta &amp; Co., Inc.</b>
Austin Getz	<b>Representative, Getz Outdoor (<i>via phone</i>)</b>
Andy Cohen	<b>District Counsel, Persson, Cohen, &amp; Mooney</b>
<b>(<i>via phone</i>)</b>	

Audience	<b>None</b>
----------	-------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. O'Nolan called the meeting to order and conducted a roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. O'Nolan led the Pledge of Allegiance for all who wished to participate.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

The Board heard comments on parking on sidewalk and towing.

**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**



**SEVENTH ORDER OF BUSINESS**

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

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.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

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

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Martin, seconded by Mr. 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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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

DRAFT

## **Tab 7**



# Quarterly Compliance Audit Report

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## 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

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

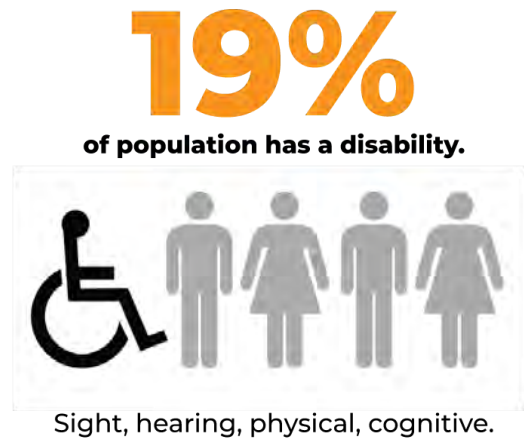
## Compliance Criteria

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.



# 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](http://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





7211 US Highway 19 N  
Pinellas Park, FL 33781  
(727) 327-7755

# Invoice

## INVp-11030

www.signarama-pinellas.com

Payment Terms: 50/50

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	<b>Gate to Remain Closed</b>	2	\$69.55	\$0.00	\$139.10
1.1	<b>Composite Aluminum, 6mm -</b> <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 12.25"				
1.2	<b>Vinyl Print Cal Air Release -</b> <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 12.25" <b>Text:</b> Gate to Remain Closed at All Times. Black copy on white background. As large as possible				
2	<b>Clubhouse Directional in Median</b>	1	\$342.52	\$0.00	\$342.52
	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	<b>Composite Aluminum, 6mm -</b> <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 24.00"				
2.2	<b>Vinyl Print Cal Air Release -</b> <b>Part Qty:</b> 2 <b>Width:</b> 24.00" <b>Height:</b> 24.00"				
2.3	<b>Installation -</b> - # of Hours: 1				
3	<b>Gate to Remain Closed At All Times-Orchards</b>	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	<b>Vinyl Print Cal Air Release -</b> <b>Part Qty: 1</b> <b>Width: 10.00"</b> <b>Height: 7.00"</b>				
9	<b>Please do not open gate for others</b>				
9.1	<b>Composite Aluminum, 6mm -</b> <b>Part Qty: 1</b> <b>Width: 10.00"</b> <b>Height: 7.00"</b>				
9.2	<b>Vinyl Print Cal Air Release -</b> <b>Part Qty: 1</b> <b>Width: 10.00"</b> <b>Height: 7.00"</b>				

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.

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

## **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

Site: 7154 Trent Creek Drive  
Greater Sun Center

9770 Mulberry Marsh Lane  
Greater Sun Center, FL, 33573

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
<del>Main Drain Recertification 12x12</del>	<del>2.00</del>	<del>\$495.00</del>	<del>\$990.00</del>
Commercial installation / Labor	2.50 hrs	\$250.00	\$625.00
Sub-Total ex Tax			<del>\$5,002.00</del>
Tax			\$0.00
Total inc Tax			<del>\$5,002.00</del>

\$4612<sup>00</sup>

#### DISCLOSURE STATEMENT

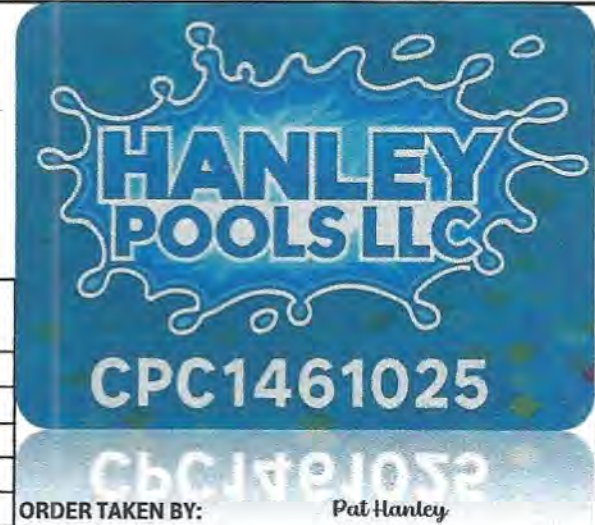
1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though 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

ORDER TAKEN BY:

Pat Hanley

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 → \$5287.00



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. 537

Order No.  
Valid for 30 days

ORCHIDS  
Cypress Creek

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
<del>Main Drain Recertification DH1457</del>	<del>4.00</del>	<del>\$100.00</del>	<del>\$400.00</del>
Commercial installation / Labor	3.50 hrs	\$250.00	\$875.00
Sub-Total ex Tax			<del>\$5,795.00</del>
Tax			\$0.00
Total inc Tax			<del>\$5,795.00</del>

\$ 5300<sup>00</sup>

#### DISCLOSURE STATEMENT

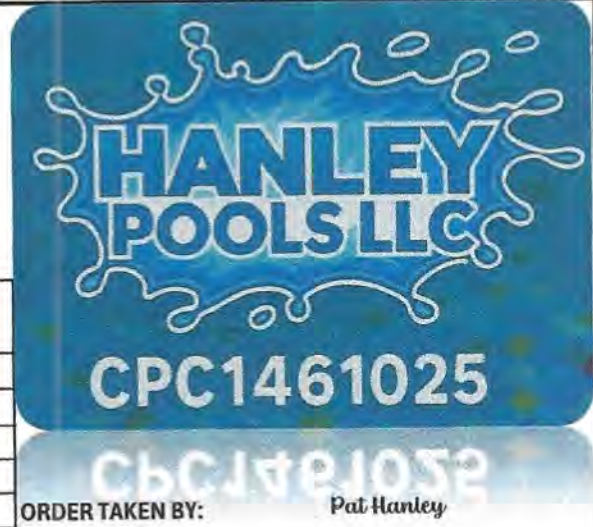
- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though 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

ORDER TAKEN BY:

Pat Hanley

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)

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% \$5,340.50

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
<del>Main Drain Recertification 18-18</del>	<del>2.00</del>	<del>\$727.00</del>	<del>\$1,454.00</del>
Commercial installation / Labor	5.50 hrs	\$250.00	\$1,375.00
Sub-Total ex Tax			<del>\$10,588.47</del>
Tax			\$0.00
Total inc Tax			<del>\$10,588.47</del>

\$9132 <sup>47</sup>

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;

Rebuild 2 - 12 inch push pull valves  
Repair or replace precision control MR one  
Install new flow metre clamps to filtration line  
Install 6 gas springs to tank lids  
~~Install 6 gas springs to tank lids~~  
No drain acid wash to pool surface  
Change out 60 DE grids cost  
Install MR-1 Electronic Touch Probe

QT Cost

\$1,250.00 -  
\$2,344.00 -  
\$45.00 -  
\$847.50 -  
~~\_\_\_\_\_~~  
\$2,850.00 -  
\$2,640.00 -  
\$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~~ 10,376.43

Respectfully submitted by

Pat Hanley

INT

NO ACID WASH → \$ 7526.43