



Rizzetta & Company

# Cypress Creek Community Development District

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**Board of Supervisors' Meeting  
March 31, 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 Nancy Fauci Robens Petit Homme Reece Thomas Joel Martin	Chairman Vice Chair Assistant Secretary Assistant Secretary 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)

March 24, 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, March 31, 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 .....USC
    - 1. Consideration of Landscape Proposals ..... Tab 2
  - B. Aquatics Report ..... Tab 3
  - C. Amenity Manager Report ..... Tab 4
  - D. District Engineer Report
  - E. District Counsel
  - F. District Manager Report ..... Tab 5
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Financial Statement for January 2026 ..... Tab 6
  - B. Consideration of the Operation and Maintenance Expenditures for January 2026, ..... Tab 7
  - C. Consideration of the Board of Supervisors Meeting Minutes for January 20 and February 17, 2026, ..... Tab 8
- 5. BUSINESS ITEMS**
  - A. Consideration of 4<sup>th</sup> Quarter Website Audit ..... Tab 9
- 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**

## **Tab 2**

# ESTIMATE

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

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## Estimate details

Estimate no.: 1061  
Estimate date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Pond bank Brazilian pepper removed and perimeter trim</b>	Location: west side orchid retention pond, north bank.  Description: braz pep removed. Perimeter of retention conservation trimmed back for better access for (retention company)	1	\$3,450.00	\$3,450.00
					<b>Total</b>	<b>\$3,450.00</b>

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Accepted date

Accepted by

# ESTIMATE

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## Estimate details

Estimate no.: 1062  
Estimate date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Orchid pool palms hurricane cut for health and to remove seeds falling down</b>	Location: orchid pool Description: hurricane cut palms - (9) palms @\$50/palm (Lift or extension ladder required )	1	\$450.00	\$450.00
					<b>Total</b>	<b>\$450.00</b>

Accepted date

Accepted by

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## Estimate details

Estimate no.: 1063  
Estimate date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Main entrance dead hedges replaced and leveled with new sod 900sq ft</b>	Location: cypress creek (main) entrance median  Description: replace dead hedges with (floratam) st. Augustine.  -tear out/leveling  900 sq ft x \$1.50	1	\$1,350.00	\$1,350.00
<b>Total</b>						<b>\$1,350.00</b>

Accepted date

Accepted by

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## Estimate details

Estimate no.: 1064  
Estimate date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Dead/falling trees at main entrance</b>	Location: cypress creek (main) entrance  Description: -falling tree (east bank) \$450 -falling tree (east bank) \$350 -falling tree (West Bank ) \$150	1	\$950.00	\$950.00
					<b>Total</b>	<b>\$950.00</b>

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Accepted date

Accepted by

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## Estimate details

Estimate no.: 1065  
Estimate date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Dead pine on walkway on 19 (Maples)</b>	Location: walkway on 19th (maples)  Description: dead pine removed  -Cut down/haul \$350 -stump grind \$200	1	\$550.00	\$550.00
					<b>Total</b>	<b>\$550.00</b>

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Accepted date

Accepted by

## **Tab 3**



Work Order	00933153	Account	Cypress Creek of Hillsborough CDD
Work Order	00933153	Contact	Mark Isley
Number		Address	7154 Trent Creek Drive Riverview, FL 33573 United States
Created Date	2/20/2026		

Work Details

Specialist	Treated ponds 12, 13, and 17-25 for torpedo grass, Alligator weed, pennywort, primrose, and cattails. Treated ponds 12, 18-20, and 23-25 for algae. Collected trash from ponds 12, 13, and 17-25.	Prepared By	Tabbitha Carter
Comments to Customer			

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Cypress Creek/Hils Ctycdd-Lake-ALL	WATER TEST - GENERAL	
Cypress Creek/Hils Ctycdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Collected trash from ponds 12, 13, and 17-25
Cypress Creek/Hils Ctycdd-Lake-ALL	SHORELINE WEED CONTROL	Treated ponds 12, 13, and 17-25 for shoreline weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	LITTORAL SHELF	Treated littoral shelf for shoreline weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	LAKE WEED CONTROL	Treated ponds 12, 13, and 17-25 for submerged and floating weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	DYE APPLICATION	Inspected ponds 12, 13, and 17-25, no dye applied
Cypress Creek/Hils Ctycdd-Lake-ALL	ALGAE CONTROL	Treated ponds 12, 18-20, and 23-25 for algae
Cypress Creek/Hils Ctycdd-Lake-ALL		

# Tab 4

# Monthly Manager's Report March 2026

## Rizzetta & Company Cypress Creek CDD

### Operation Updates: March 2026

#### Everyday Tasks – Office Staff

- Enforced amenity access control and resident verification across all facilities using Brivo and iPad-based checks.
  - Processed new resident registrations and communicated community policies.
  - Addressed resident amenity inquiries.
  - Conducted routine inspections to ensure safety, security, and overall site conditions.
- Planning upcoming community programming and engagement initiatives, including the Spring/Easter Event scheduled for March 28.

#### Operations

#### **Operation Report for March 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.
- Tested and confirmed functionality of speaker systems across all amenity centers and implemented scheduled automated announcements for pool closures.

#### **Resident Engagement & Communications**

- **Enumerate Engage registrations:** 379 household accounts (increase from 360 last month).
- **Constant Contact distribution:** 1,907 active email addresses.
  - Average open rate: **39%** (up 14% from last month)

- o March Monthly newsletter open rate: **48%**, exceeding typical community engagement benchmarks.

**Amenity Operations & Safety**

- Peak pool usage 1pm-5pm; pool currently closes at **7:00 PM** – it’s been nice seeing residents out at the pools
- Identified unauthorized amenity access using parent-issued fobs; reinforced policy and directed individuals to obtain proper credentials.
- Following the February 19 incident at Cypress Main involving multiple individuals engaged in a physical altercation and the presence of a firearm, security measures have been increased. Security personnel are now present during bus stop hours, and additional coverage has been implemented throughout Spring Break.

**New Business Items**

- Discuss clarification Dog Park Hours – Signage needed for residents
- Security’s Hours for Summer
- Pool Monitor Position

**Rentals and Access Fob Fees Collected March – to date 3/19**

Date	Time	Gross Sales	Discounts	Service Charges	Net Sales	Tax	Total Collected	Card	Card Entry Methods	Fees	Net Total
3/18/2026	13:13:40	\$414.15	\$0.00	\$0.00	\$414.15	\$0.00	\$414.15	\$414.15	Keyed	(\$14.65)	\$399.50
3/18/2026	12:01:45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	\$0.00
3/16/2026	14:39:42	\$26.06	\$0.00	\$0.00	\$26.06	\$0.00	\$26.06	\$26.06	Keyed	(\$1.06)	\$25.00
3/14/2026	14:05:06	\$8.45	\$0.00	\$0.00	\$8.45	\$0.00	\$8.45	\$8.45	Keyed	(\$0.45)	\$8.00
3/13/2026	14:42:58	\$414.00	\$0.00	\$0.00	\$414.00	\$0.00	\$414.00	\$414.00	Keyed	(\$14.64)	\$399.36
3/13/2026	12:49:44	\$26.06	\$0.00	\$0.00	\$26.06	\$0.00	\$26.06	\$26.06	Keyed	(\$1.06)	\$25.00
3/9/2026	14:51:01	\$8.19	\$0.00	\$0.00	\$8.19	\$0.00	\$8.19	\$8.19	Keyed	(\$0.44)	\$7.75
3/4/2026	17:30:16	\$25.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$25.00	Keyed	(\$1.03)	\$23.97

The fee variance reflects an initial processing rate assumption of 3%, which was later confirmed to be 3.5% + \$0.15 per transaction. As a result, fees may vary depending on how transactions are entered, and applicable sales tax processing fees may also be included moving forward.

# Monthly Field Operations Report March 2026

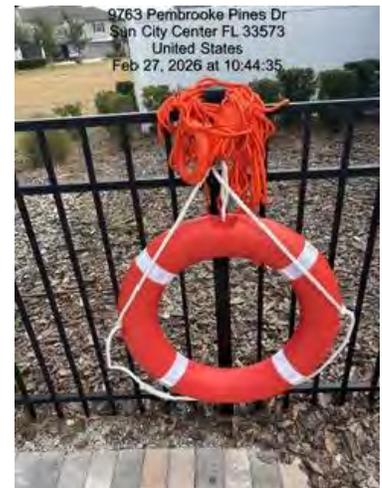
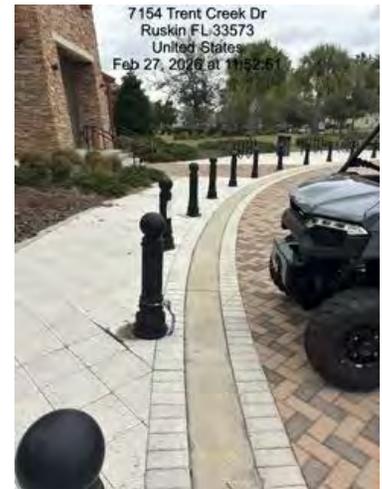
## Rizzetta & Company Cypress Creek CDD

Mark Isley – Field Ops Manager

### Community Project Updates

#### Completed / In Progress

- New amenity signs that were ordered are installed
- Bump out for district fence was installed 2/18 with no further vandalism to be reported on Trent Creek Dr.
- Missed damage for district fencing is being quoted
- Cypress main clubhouse front pillars have been straightened (winched with Polaris)
- 3 trampolines have been located on district property waterways, I have attempted to winch out with no success, looking into other options for removal
- Shotgun door closers installed at all amenity centers
- 5 days a week refuse removal continues for all district owned property
- Paver project around Cypress main Pool has begun
- New life rings installed at pools
- New storage shed was delivered
- Approved pool mechanical and coping repairs are moving into contract phase



- Hog traps are being loaded with feed and monitored
  - Trap is monitored and feed is being delivered on a regular schedule
  - I am constant communication with the vendor, The deer and other critters are eating the feed as well
  - Vendor has told me he will not be charging this month's fee due to the other wildlife eating much of the feed.



- Assisting with vendors to figure out where the over usage of water is coming from

## Ponds

Now with access to the retention ponds VIA the Polaris ranger, I can get more in-depth perspectives and quality of work from our pond vendor.

- I have communicated with the vendor about better trash removal per contractual obligations.
- See Solitudes report and my attached photos



## Landscaping Overview

**As of 3/19/2026**

Irrigation repairs remain ongoing throughout the community and continue to be a substantial project. While some progress has been made, the pace has been slower than expected due to the continued discovery of additional irrigation lines and related issues in the field. Management and the GETZ team are working through these challenges; however, the following action items remain outstanding and require completion by the GETZ team.

- A. Safety concerns identified at the main amenity center (pool, walkway, and playground areas) due to unfinished work, including exposed holes and newly installed drip lines. Project delays are attributed to irrigation system issues. An outside irrigation specialist has been engaged and is working in coordination with GETZ. Completion is anticipated by the March Board meeting.



- B. Contractual pruning scheduled for completion by Spring remains outstanding within the community. *Crepe Myrtles are to be trimmed once per year in the winter months*



- C. Contractual elevation trimming remains outstanding within the community. *Minimum 8ft of clearance is required along all walkways and parking areas. Remove dead fronds and hanging fruit on palms . Pruning of all palms less than 15' in height will be included in the*

*sectional rotation. Pruning consists of the removal of all dead fronds, seedpods, and any loose boots.*

D. Crack weeds are present around community entrance and amenity center monuments and Cypress Main Pool Deck

E. Working with Ballenger separately to try to find out where the well-over usage is coming from- monitoring well usage

GETZ temporarily assigned an on-site concierge prior to Feb board meeting; no longer in place. The on-site supervisor, David, remains responsive and provides regular updates. At the direction of the General Manager, the GETZ team has been instructed to communicate via email to ensure clarity and reduce miscommunication.



Monitoring Well Gauges and numbers



## **Tab 5**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

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

February 17th @ 7pm

**District  
Manager's  
Report**

**2026**

CYPRESS 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 6



Rizzetta & Company

# **Cypress Creek of Hillsborough County Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2026**

**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 01/31/2026  
(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	1,386,495	0	0	1,386,495	0	0
Investments	2	278,389	2,187,824	2,466,215	0	0
Accounts Receivable	46,409	0	44,630	91,039	0	0
Fixed Assets	0	0	0	0	13,694,928	0
Amount Available in Debt Service	0	0	0	0	0	2,232,454
Amount To Be Provided Debt Service	0	0	0	0	0	11,742,546
<b>Total Assets</b>	<b>1,432,906</b>	<b>278,389</b>	<b>2,232,454</b>	<b>3,943,749</b>	<b>13,694,928</b>	<b>13,975,000</b>
<b>Liabilities</b>						
Accounts Payable	18,120	5,051	0	23,170	0	0
Accrued Expenses	23,549	0	0	23,550	0	0
Other Current Liabilities	98,944	0	0	98,943	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>141,113</b>	<b>5,051</b>	<b>0</b>	<b>146,163</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	926,239	170,103	1,217,828	2,314,170	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,291,793</b>	<b>273,339</b>	<b>2,232,454</b>	<b>3,797,586</b>	<b>13,694,928</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,432,906</b>	<b>278,389</b>	<b>2,232,454</b>	<b>3,943,749</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 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	319	319
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,442,416	12,539
Other Misc. Revenues				
Facilities Rentals	2,500	833	280	(553)
Interest Earnings	100	100	0	(100)
Miscellaneous Revenue	0	0	31	31
<b>Total Revenues</b>	<u>1,432,477</u>	<u>1,430,810</u>	<u>1,443,046</u>	<u>12,236</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000	3,333	3,400	(67)
<b>Total Legislative</b>	<u>10,000</u>	<u>3,333</u>	<u>3,400</u>	<u>(67)</u>
Financial & Administrative				
Accounting Services	22,000	7,333	7,333	0
Administrative Services	4,400	1,467	1,467	0
Arbitrage Rebate Calculation	1,200	400	0	400
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	0	0	0
Dissemination Agent	2,000	2,000	667	1,333
District Engineer	2,500	833	3,805	(2,971)
District Management	24,200	8,067	8,066	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,400	1,467	1,467	0
General Liability & Property Insurance	103,449	103,449	56,959	46,490
Legal Advertising	2,500	833	1,601	(768)
Office Supplies	500	167	881	(715)
Postage & Delivery	500	166	0	167
Room Rentals Expense	1,100	367	0	367
Trustees Fees	9,734	3,245	0	3,244
Website Hosting, Maintenance, Backup & E	2,400	2,400	3,925	(1,525)
<b>Total Financial &amp; Administrative</b>	<u>189,758</u>	<u>137,369</u>	<u>91,346</u>	<u>46,022</u>
Legal Counsel				
District Counsel	20,000	6,666	12,027	(5,359)
<b>Total Legal Counsel</b>	<u>20,000</u>	<u>6,666</u>	<u>12,027</u>	<u>(5,359)</u>
Electric Utility Services				
Utility - Electricity	11,400	3,800	277	3,522
Utility - Street Lights	206,000	68,667	65,046	3,621
Utility Services	25,000	8,333	10,531	(2,197)
<b>Total Electric Utility Services</b>	<u>242,400</u>	<u>80,800</u>	<u>75,854</u>	<u>4,946</u>
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	4,524	2,526	1,997

See Notes to Unaudited Financial Statements

**Cypress Creek of Hillsborough County Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Total Garbage/Solid Waste Control Services	13,570	4,524	2,526	1,997
Water-Sewer Combination Services				
Utility Services	15,000	5,000	6,660	(1,660)
Total Water-Sewer Combination Services	15,000	5,000	6,660	(1,660)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	7,940	0	7,940
Mitigation Area Monitoring & Maintenance	3,200	1,066	7,941	(6,875)
Water Quality Monitoring & Testing	2,904	968	1,995	(1,027)
Total Stormwater Control	29,924	9,974	9,936	38
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	4,480	5,800	(1,320)
Field Manager	15,600	5,200	0	5,200
Holiday Decorations	7,000	2,334	0	2,333
Irrigation Maintenance & Repair	10,000	3,333	971	2,363
Landscape Inspection Services	15,600	5,200	5,200	0
Landscape Maintenance	344,000	114,667	120,366	(5,700)
Landscape Replacement Plants, Shrubs, Tr	45,000	15,000	1,250	13,750
Maintenance & Repairs	35,000	11,666	19,666	(7,998)
Miscellaneous Contingency	20,000	6,667	0	6,666
Pressure Washing	10,000	3,333	750	2,584
Total Other Physical Environment	515,640	171,880	154,003	17,878
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	3,000	2,834	166
Amenity Management Service Contracts	208,553	69,518	73,760	(4,244)
Dues, Licenses & Fees	825	275	2	274
Furniture Repair & Replacement	5,000	1,667	0	1,666
Gate Phone	2,010	670	0	670
Internet/WiFi	6,180	2,060	1,862	199
Janitorial Service	15,000	5,000	2,750	2,249
Pest Control	3,390	1,130	1,120	10
Pool Repair & Maintenance	1,500	500	864	(363)
Pool Service Contract	34,800	11,600	22,451	(10,852)
Security Camera Maintenance	6,768	2,256	4,620	(2,364)
Security Services & Patrols	88,159	29,386	40,774	(11,387)
Total Parks & Recreation	381,185	127,062	151,037	(23,976)
Special Events				
Special Events	10,000	3,333	8,612	(5,279)
Total Special Events	10,000	3,333	8,612	(5,279)
Contingency				
Miscellaneous Contingency	5,000	1,667	1,405	262
Total Contingency	5,000	1,667	1,405	262
Total Expenditures	1,432,477	551,608	516,806	34,802

See Notes to Unaudited Financial Statements

**Cypress Creek of Hillsborough County Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Total Excess of Revenues Over(Under) Expenditures	0	879,202	926,240	47,038
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>365,553</u>	<u>365,553</u>
Total Fund Balance, End of Period	<u>0</u>	<u>879,202</u>	<u>1,291,793</u>	<u>412,591</u>

**Cypress Creek of Hillsborough County Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,190	2,190
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Other Misc. Revenues				
Interest Earnings	100	33	0	(33)
<b>Total Revenues</b>	<u>173,063</u>	<u>172,996</u>	<u>175,153</u>	<u>2,157</u>
<b>Expenditures</b>				
Contingency				
Bank Fees	800	266	0	266
Capital Outlay	273,288	91,096	5,051	86,046
<b>Total Contingency</b>	<u>274,088</u>	<u>91,362</u>	<u>5,051</u>	<u>86,312</u>
<b>Total Expenditures</b>	<u>274,088</u>	<u>91,362</u>	<u>5,051</u>	<u>86,312</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>(101,025)</u>	<u>81,634</u>	<u>170,102</u>	<u>88,469</u>
<b>penditures</b>				
<b>Total Other Financing Sources(Uses)</b>				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
<b>Total Other Financing Sources(Uses)</b>	<u>101,025</u>	<u>101,025</u>	<u>0</u>	<u>(101,025)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>103,237</u>	<u>103,236</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>182,659</u>	<u>273,339</u>	<u>90,680</u>

## Cypress Creek of Hillsborough County Community Development District

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	12,298	12,298
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,531,864	11,893
<b>Total Revenues</b>	<u>1,519,971</u>	<u>1,519,971</u>	<u>1,544,162</u>	<u>24,191</u>
<b>Expenditures</b>				
Debt Service				
Interest	664,971	332,486	341,147	(8,661)
Principal	855,000	0	0	0
<b>Total Debt Service</b>	<u>1,519,971</u>	<u>332,486</u>	<u>341,147</u>	<u>(8,661)</u>
<b>Total Expenditures</b>	<u>1,519,971</u>	<u>332,486</u>	<u>341,147</u>	<u>(8,661)</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>1,187,485</u>	<u>1,203,015</u>	<u>15,530</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>915,774</u>	<u>915,773</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>1,187,485</u>	<u>2,118,789</u>	<u>931,303</u>

## Cypress Creek of Hillsborough County Community Development District

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,202	1,202
Special Assessments				
Tax Roll	21,393	21,393	21,561	167
<b>Total Revenues</b>	<b>21,393</b>	<b>21,393</b>	<b>22,763</b>	<b>1,369</b>
<b>Expenditures</b>				
Debt Service				
Interest	16,393	8,196	7,950	247
Principal	5,000	0	0	0
<b>Total Debt Service</b>	<b>21,393</b>	<b>8,196</b>	<b>7,950</b>	<b>247</b>
<b>Total Expenditures</b>	<b>21,393</b>	<b>8,196</b>	<b>7,950</b>	<b>247</b>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<b>0</b>	<b>13,197</b>	<b>14,813</b>	<b>1,616</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>98,852</b>	<b>98,852</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>13,197</b>	<b>113,665</b>	<b>100,468</b>

**Cypress Creek CDD**

**Investment Summary**

**January 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 278,389
	<b>Total Reserve Fund Investments</b>	<b>\$ 278,389</b>
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 1,731,097
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	38,045
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>\$ 2,187,824</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 01/01/2026 to 01/31/2026**

<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>	
753, 178	753-001	753 General Fund	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	46,409.59
<b>Sum for 753, 178</b>							<b>46,409.59</b>
753, 180	753-200	753 Debt Service Fund S2015 A-1	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	44,010.20
<b>Sum for 753, 180</b>							<b>44,010.20</b>
753, 181	753-201	753 Debt Service Fund S2017A	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	619.44
<b>Sum for 753, 181</b>							<b>619.44</b>
<b>Sum for 753</b>							<b>91,039.23</b>
<b>Sum Total</b>							<b>91,039.23</b>

See Notes to Unaudited Financial Statements

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

	<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	01/02/2026	Rizzetta & Company, Inc.	INV0000106287	Accounting Services 01/26	1,833.33
	753 General Fund	01/02/2026	Rizzetta & Company, Inc.	INV0000106287	Accounting Services 01/26	366.67
	753 General Fund	01/02/2026	Rizzetta & Company, Inc.	INV0000106287	Accounting Services 01/26	166.67
	753 General Fund	01/02/2026	Rizzetta & Company, Inc.	INV0000106287	Accounting Services 01/26	100.00
	753 General Fund	01/02/2026	Rizzetta & Company, Inc.	INV0000106287	Accounting Services 01/26	366.67
	753 General Fund	01/30/2026	Rizzetta & Company, Inc.	INV0000106759	Personnel Reimbursement 01/26	8,869.59
	753 General Fund	01/02/2026	Rizzetta & Company, Inc.	INV0000106287	Accounting Services 01/26	1,300.00
	753 General Fund	01/02/2026	Rizzetta & Company, Inc.	INV0000106287	Accounting Services 01/26	2,016.67
	753 General Fund	01/02/2026	Rizzetta & Company, Inc.	INV0000106287	Accounting Services 01/26	100.00
	753 General Fund	01/23/2026	Triple D Fencing	3851	Fence Repair 01/26	3,000.00
	<b>Sum for 753, 178</b>					<b>18,119.60</b>
<b>753, 179</b>	753 Reserve Fund	01/01/2026	Stor Mor Tampa Bay LLC	F3-90805	Side Utility 10x16 01/26	5,050.50
	<b>Sum for 753, 179</b>					<b>5,050.50</b>
	<b>Sum for 753</b>					<b>23,170.10</b>
	<b>Sum Total</b>					<b>23,170.10</b>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger-Payment Terms**

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

# **Tab 7**

# CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures January 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$143,468.70**

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**Cypress Creek Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Sentry	300117	S7ZGGG8-10	Replace stunner pump Pool Repair 12/25	\$ 595.00
Aqua Sentry	300117	S7ZGGG8-13	Replaced Equipment 12/25	\$ 75.06
Aqua Sentry	300117	SEKG9GT-255	Monthly Pool Service 12/25	\$ 1,747.50
Ballenger Landcare, LLC	300114	512	Water Use Readings 12/25	\$ 241.50
Ballenger Landcare, LLC	300128	622	Monthly Water Use Reporting & Quarterly Well Maintenance 01/26	\$ 1,995.00
BOCC Hillsborough County Public Utilities	20260107-6	4395900000 - 122325 ACH	7154 TRENT CREEK DR 12/25	\$ 580.84
BOCC Hillsborough County Public Utilities	20260107-6	6932917329 - 122325 ACH	9770 MULBERRY MARSH LN 12/25	\$ 106.52
Charter Communications	20260113-1	2396186122425	7154 Trent Creek Dr 01/26	\$ 150.00
Charter Communications	20260121-2	2454480010226	10202 Carp Hollow Road 01/26	\$ 150.00
Charter Communications	20260121-2	2454498010226	9770 Mulberry Marsh Ln 01/26	\$ 150.00
Complete IT Corp	300118	18777	Access Control 01/26	\$ 799.50
Complete IT Corp	300130	740D5A2B-0013	Phone Rental & Lines 09/25	\$ 129.52
Complete IT Corp	300130	740D5A2B-0015	Phone Rental & Lines 11/25	\$ 155.68

**Cypress Creek Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Complete IT Corp	300120	740D5A2B-0017	Phone Rental & Lines 01/26	\$ 155.40
Elgin Environmental, LLC	300135	2026.002	Mitigation Monitoring	\$ 650.00
Eli Premier Services, LLC	300131	INV0039	Amenity cleaning services 11/25	\$ 1,105.00
Eunice Ford	300138	011226 Ford	Deposit refund 01/12/2026	\$ 300.00
Florida Department of Revenue	20260121-3	58-8017106508-7 4Q	Quarterly Sales and Use Tax Q4	\$ 8.69
Gator Boyz Pressure Washing Inc	300119	INV-001686	Holliday Lighting 11/25	\$ 3,975.00
Getz Outdoor Services	300115	1305	Landscape Maintenance 12/25	\$ 28,666.67
Getz Outdoor Services	300122	1310	Landscape Maintenance 01/26	\$ 28,666.67
Jason Hepburn	20260128-2	JH012026	Board of Supervisor Meeting 01/20/26	\$ 200.00
Jason Hepburn	20260107-3	JH123025	Board of Supervisor Meeting 12/30/25	\$ 200.00
Joel Martin	20260128-4	JM012026	Board of Supervisor Meeting 01/20/26	\$ 200.00
Joel Martin	20260107-5	JM123025	Board of Supervisor Meeting 12/30/25	\$ 200.00

**Cypress Creek Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Massey Services, Inc.	20260128-7	68851506	Pest Control Services 01/26	\$ 120.00
Massey Services, Inc.	20260128-7	68924301	Pest Control Services 01/25	\$ 60.00
Massey Services, Inc.	20260128-7	69041041	Pest Control Services 01/26	\$ 100.00
Mastiff Mounds LLC	300132	4321-3020-251210-7-2701868	Pet Wast 12/25	\$ 1,120.00
Mastiff Mounds LLC	300132	4321-3020-260101-8-2746627	Pet Waste Management 01/26	\$ 1,120.00
Nancy Fauci	20260128-1	NF012026	Board of Supervisor Meeting 01/20/26	\$ 200.00
Nancy Fauci	20260107-2	NF123025	Board of Supervisor Meeting 12/30/25	\$ 200.00
Omar Toledo	300139	011226 Toledo	Deposit refund 01/12/2026	\$ 300.00
Persson, Cohen & Mooney, P.A.	300136	6612	Legal Services 01/26	\$ 3,532.10
Poo Be Gone	300126	1017	Monthly Service - Pet Station 12/25	\$ 1,220.00
Reece Thomas	20260128-3	RT012026	Board of Supervisor Meeting 01/20/26	\$ 200.00
Reece Thomas	20260107-4	RT123025	Board of Supervisor Meeting 12/30/25	\$ 200.00
Rizzetta & Company, Inc.	300113	INV0000106065	General Management & Oversight and Personnel Reimbursement 01/26	\$ 8,418.10

**Cypress Creek Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300127	INV0000106329	Out of Pocket Expense for Dec	\$ 598.00
Rizzetta & Company, Inc.	300129	INV0000106596	Personnel Reimbursement 01/26	\$ 8,264.86
Robens Petit Homme	20260128-5	RH012026	Board of Supervisor Meeting 01/20/26	\$ 200.00
Robens Petit Homme	20260107-1	RH123025	Board of Supervisor Meeting 12/30/25	\$ 200.00
SafeTouch, LLC	300123	21158	Security Monitoring - Response System 01/26	\$ 150.00
Signal 88 Franchise Group, Inc.	300133	US 117913	Patrol Services 01/26	\$ 9,179.27
Solitude Lake Management, LLC	300116	PSI222319	Lake Maintenance 12/25	\$ 1,985.42
Solitude Lake Management, LLC	300124	PSI229114	Lake Maintenance 01/26	\$ 1,985.42
TECO	20260130-1	211003933580-010826	15592 Cypress Creek Blvd 12/25	\$ 109.36
TECO	20260130-1	211003933838-010826	15491 Cypress Creek Blvd 12/25	\$ 25.12
TECO	20260130-1	211003934034-010826	15441 Cypress Creek Blvd 12/25	\$ 19.45
TECO	20260130-1	211003934265-010826	7152 Trent Creek Dr. Pump 12/25	\$ 143.77
TECO	20260130-1	211003934406-010826	7154 Trent Creek Dr 12/25	\$ 768.85

**Cypress Creek Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260130-1	211003934620-010826	10116 Geese Trail Cr 12/25	\$ 1,903.75
TECO	20260121-5	211003934828-123025	19 19th Ave. NW - Streetlights 12/25	\$ 11,457.07
TECO	20260130-1	221001581182-010826	4470 NE 19 Ave 12/25	\$ 81.98
TECO	20260130-1	221003904697-010826	10202 Carp Hollow Rd 12/25	\$ 453.40
TECO	20260130-1	221007372990-010826	9770 Mulberry Marsh Ln 12/25	\$ 648.04
TECO	20260126-10	221007595426-123025	J PH 1 & 2 - Streetlights 12/25	\$ 2,428.90
TECO	20260130-1	221007730122-010826	15536 Wicked Strong St 12/25	\$ 41.32
TECO	20260130-1	221009578578-010826	10008 MERRY FAWN CT, A 12/25	\$ 343.98
TECO	20260121-1	221009579147 122925	Cypress Creek K Phase 3 - Streetlights 12/25	\$ 335.34
Valley National Bank	20260127-1	CC123125-753	Maintenance and Repairs 11/25	\$ 2,334.75
Vanguard Cleaning Systems of Tampa Bay	300121	116151	Bath Tissue, Soap refillable, Paper Towels 12/25	\$ 230.90
Vanguard Cleaning Systems of Tampa Bay	300121	116157	First date of cleaning services 12/25	\$ 473.33
Vanguard Cleaning Systems of Tampa Bay	300125	116212	Monthly Service 01/26	\$ 710.00

**Cypress Creek Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Wahoo Pools Group, Inc.	300134	20251572	Pool Service 12/25	\$ 5,000.00
Wahoo Pools Group, Inc.	300137	20251767	Pool Service 01/25	\$ 5,000.00
Waste Management Inc. of Florida	20260120-1	0215142-2206-2	Waste Disposal - 7154 Trent Creek Dr 12/25	\$ 62.66
Waste Management Inc. of Florida	20260120-1	0215749-2206-4	Waste Disposal - 9770 Mulberry Marsh Ln 12/25	<u>\$ 340.01</u>
<b>Total</b>				<b><u><u>\$ 143,468.70</u></u></b>

**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 #** S7ZGGG8-10

**DATE** 12/03/2025

**DUE DATE** 01/02/2026

**TERMS** Net 30

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Replaced Equipment</b> Replace stenner pump	1	595.00	595.00

---

BALANCE DUE

**\$595.00**

**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 #** S7ZGGG8-13

**DATE** 12/03/2025

**DUE DATE** 01/02/2026

**TERMS** Net 30

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Replaced Equipment</b> Replaced life ring throw ropes w buoys with new. Old ones were dirty and knotted.	2	37.53	75.06

---

BALANCE DUE

**\$75.06**

**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-255

**DATE** 12/01/2025

**DUE DATE** 12/31/2025

**TERMS** Net 30

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Commercial Account Cleaning &amp; Maintenance</b> Full Service Weekly - 5 Visits Only	1	1,747.50	1,747.50

---

BALANCE DUE

**\$1,747.50**



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

Invoice 512

Date	PO#
12/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

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

Property Address
CYPRESS CREEK OF HILLSBOROUGH CDD  TAMPA, FL 33619

Description	Qty / UOM	Rate	Ext. Price	Amount
#109 - Water Use Reporting December 2025				<b>\$241.50</b>

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

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



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

Invoice 622

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

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

Property Address
CYPRESS CREEK OF HILLSBOROUGH CDD  TAMPA, FL 33619

Description	Qty / UOM	Rate	Ext. Price	Amount
#559 - Monthly Water Use Reporting & Quarterly Well Maintenance January 2026				\$1,995.00

Subtotal	\$1,995.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,995.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,995.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$2,236.50	\$0.00	\$0.00	\$0.00



Hillsborough County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	12/23/2025	01/13/2026

**Summary of Account Charges**

Previous Balance	\$2,566.19
Net Payments - Thank You	\$-2,566.19
Total Account Charges	<b>\$580.84</b>
<b>AMOUNT DUE</b>	<b>\$580.84</b>

**Important Message**

This account has ACH payment method

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4395900000**



<b>ELECTRONIC PAYMENTS BY CHECK OR</b>			
Automated Payment Line: (813) 307-1000			
Internet Payments: <a href="http://HCFL.gov/WaterBill">HCFL.gov/WaterBill</a>			
Additional Information: <a href="http://HCFL.gov/Water">HCFL.gov/Water</a>			

**THANK YOU!**



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

829 0

<b>DUE DATE</b>	01/13/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0043959000001 00000580845



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	12/23/2025	01/13/2026

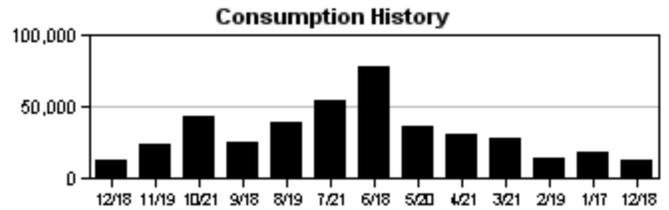
Service Address: 7154 TRENT CREEK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53609529	11/19/2025	54910	12/18/2025	55024	11400 GAL	ACTUAL	WATER
53609528	11/19/2025	17837	12/18/2025	17843	600 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$36.24
Water Base Charge	\$128.33
Water Usage Charge	\$13.44
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$4.24
<b>Total Service Address Charges</b>	<b>\$243.67</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	12/23/2025	01/13/2026

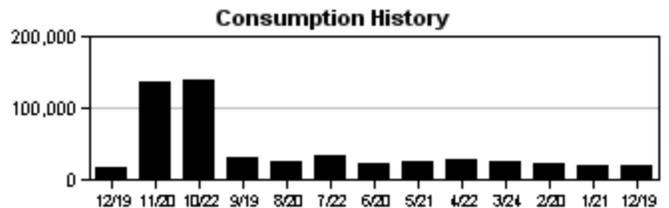
Service Address: 10202 CARP HOLLOW RD

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61040499	11/20/2025	30622	12/19/2025	30799	17700 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$53.45
Water Base Charge	\$35.58
Water Usage Charge	\$28.88
Sewer Base Charge	\$87.58
Sewer Usage Charge	\$125.14
<b>Total Service Address Charges</b>	<b>\$337.17</b>





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD	6932917329	12/23/2025	01/13/2026

Service Address: 9770 MULBERRY MARSH LN

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54694433	11/20/2025	3942	12/19/2025	3962	2000 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$6.04
Water Base Charge	\$22.68
Water Usage Charge	\$2.24
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$14.14

**Summary of Account Charges**

Previous Balance	\$131.17
Net Payments - Thank You	\$-131.17
<b>Total Account Charges</b>	<b>\$106.52</b>
<b>AMOUNT DUE</b>	<b>\$106.52</b>

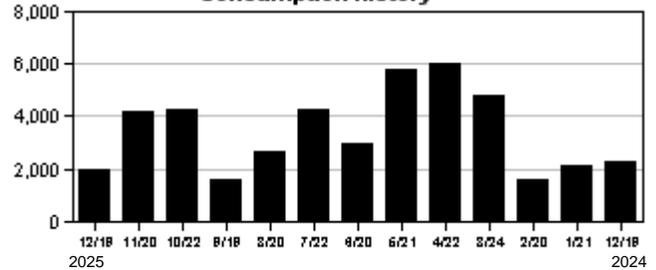
**Important Message**

This account has ACH payment method

**Notice**

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

**Consumption History**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6932917329



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 307-1000

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

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



**THANK YOU!**



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

1,674 0

<b>DUE DATE</b>	01/13/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0069329173293 00000106526

December 24, 2025

Invoice Number: 2396186122425  
Account Number: **8337 12 028 2396186**

**Auto Pay Notice**

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

**NEWS AND INFORMATION**

**Contact Us**

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

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

**Summary** *Service from 12/24/25 through 01/23/26 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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/11/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$150.00</b>



**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 12252025 NNNNNNNN 01 996419

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

December 24, 2025

**CYPRESS CREEK OF HILLSBOROUGH**

Invoice Number: 2396186122425  
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



CYPRESS CREEK OF HILLSBOROUGH  
Invoice Number: 2396186122425  
Account Number: 8337 12 028 2396186

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

8633 2390 DY RP 24 12252025 NNNNNNNN 01 996419

### Charge Details

Previous Balance		150.00
EFT Payment	12/11	-150.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 12/24/25 will appear on your next bill.

Service from 12/24/25 through 01/23/26

### 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>Total</b>	<b>\$110.00</b>

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

### Spectrum Business™ Voice

<b>Phone number (813) 213-9890</b>	
Spectrum Business Voice	40.00
Voice Mail	0.00
<b>Total</b>	<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

**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](http://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](http://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**.





CYPRESS CREEK OF HILLSBOROUGH  
Invoice Number: 2396186122425  
Account Number: 8337 12 028 2396186

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

8633 2390 DY RP 24 12252025 NNNNNNNN 01 996419

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

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

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

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

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





Invoice Number:  
Account Number::

CYPRESS CREEK OF HILLSBOROUGH  
2396186122425  
8337 12 028 2396186

**Contact Us**

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

8633 2390 DY RP 24 12252025 NNNNNNNN 01 996419



January 2, 2026  
Invoice Number: 2454480010226  
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 01/02/26 through 02/01/26  
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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/19/26</i>	
<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 01032026 NNNNNNNN 01 994008

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

January 2, 2026

**CYPRESS CREEK OF HILLSBOROUGH**

Invoice Number: 2454480010226  
Account Number: 8337 12 028 2454480  
Service At: 10202 CARP HOLLOW RD  
SUN CITY CENTER FL 33573-6780

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

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: 2454480010226  
Account Number: 8337 12 028 2454480

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

8633 2390 DY RP 02 01032026 NNNNNNNN 01 994008

### Charge Details

Previous Balance		150.00
EFT Payment	12/19	-150.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/02/26 will appear on your next bill.

Service from 01/02/26 through 02/01/26

### 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

<b>Phone number (813) 213-9899</b>	
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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**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

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



Continued on the next page...

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

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



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





Invoice Number: 2454480010226  
Account Number: 8337 12 028 2454480

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

8633 2390 DY RP 02 01032026 NNNNNNNN 01 994008

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

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

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

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

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



CYPRESS CREEK OF HILLSBOROUGH

Invoice Number:  
Account Number::

2454480010226  
8337 12 028 2454480



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

8633 2390 DY RP 02 01032026 NNNNNNNN 01 994008



January 2, 2026  
Invoice Number: 2454498010226  
Account Number: **8337 12 028 2454498**

**Auto Pay Notice**

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

**NEWS AND INFORMATION**

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

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

**Summary** *Service from 01/02/26 through 02/01/26  
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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/19/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$150.00</b>

**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 01032026 NNNNNNNN 01 994653

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

January 2, 2026

**CYPRESS CREEK OF HILLSBOROUGH**

Invoice Number: 2454498010226  
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



CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454498010226
Account Number: 8337 12 028 2454498

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

8633 2390 DY RP 02 01032026 NNNNNNNN 01 994653

Charge Details

Table with 3 columns: Description, Amount, Date. Rows include Previous Balance (150.00), EFT Payment (12/19, -150.00), and Remaining Balance (\$0.00).

Payments received after 01/02/26 will appear on your next bill.

Service from 01/02/26 through 02/01/26

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet (130.00), Promotional Discount (-30.00), Business WiFi (10.00), Security Suite (0.00), Domain Name (0.00), and Vanity Email (0.00). Total: \$110.00.

Spectrum Business™ Internet Total \$110.00

Spectrum Business™ Voice

Table with 2 columns: Description, Amount. Rows include Phone number (813) 213-9903, Spectrum Business Voice (40.00), and Voice Mail (0.00). Total: \$40.00.

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and Other Charges Total (\$0.00).

Other Charges Continued

Table with 2 columns: Description, Amount. Rows include Current Charges (\$150.00) and Total Due by Auto Pay (\$150.00).

Billing Information

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

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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.





CYPRESS CREEK OF HILLSBOROUGH  
Invoice Number: 2454498010226  
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 01032026 NNNNNNNN 01 994653

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

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



CYPRESS CREEK OF HILLSBOROUGH

Invoice Number:  
Account Number::

2454498010226  
8337 12 028 2454498



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

8633 2390 DY RP 02 01032026 NNNNNNNN 01 994653



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 # 18777  
Invoice Date 01-01-26  
**Balance Due \$799.50**

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

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<b>Subtotal</b>	<b>\$799.50</b>
Tax	\$0.00
Invoice Total	\$799.50
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$799.50</b>



# Invoice



**Invoice number** 740D5A2B-0013  
**Date of issue** September 1, 2025  
**Date due** September 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

## \$129.52 USD due September 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 August 2025. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description	Qty	Unit price	Amount
Product - Individual Phone Number	1	\$2.50	\$2.50
Product - Phone Lines	4	\$20.00	\$80.00
Product - T54W Phone Rental	1	\$25.00	\$25.00
Tax - FEDERAL EXCISE TAX	1	\$0.08	\$0.08
Tax - FEDERAL COST RECOVERY FEE	1	\$2.19	\$2.19
Tax - FEDERAL NANPA FUND	1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND	1	\$19.46	\$19.46
Tax - FCC REGULATORY FEE	1	\$0.28	\$0.28
		<b>Subtotal</b>	<b>\$129.52</b>
		<b>Total</b>	<b>\$129.52</b>
		<b>Amount due</b>	<b>\$129.52 USD</b>

# Invoice



Invoice number 740D5A2B-0015  
Date of issue November 1, 2025  
Date due November 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 November 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 October 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



Invoice number 740D5A2B-0017  
Date of issue January 1, 2026  
Date due January 16, 2026

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

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

## \$155.40 USD due January 16, 2026

[Pay online](#)

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from December 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	\$20.33	\$20.33
Tax - FCC REGULATORY FEE	1	\$0.27	\$0.27
Subtotal			\$155.40
Total			\$155.40
<b>Amount due</b>			<b>\$155.40 USD</b>

**Elgin Environmental, LLC**

135 17th Ave SE  
St. Petersburg, FL 33701

**Phone:** (813) 695-6578

**Date:** January 8, 2026

**E-mail:** ElginEnvironmental@gmail.com

**Bill To:** Cypress Creek of Hillsborough County CDD  
250 International Parkway, Suite 280  
Lake Mary, FL 32746

Task	Project IICC0201-158	Fee		Balance
Mitigation Monitoring	Cypress Creek	\$650.00		\$ 650.00
			<b>Total</b>	<b>\$ 650.00</b>

# ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539  
8134151678  
elipremierservices@gmail.com

INVOICE

INV0039

DATE

11/25/2025

DUE DATE

12/15/2025

BALANCE DUE

USD \$1,105.00

## BILL TO

### Cypress Creek of Hillsborough CDD c/o Rozzetta & co

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

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$1,105.00	1	\$1,105.00
<b>TOTAL</b>			<b>\$1,105.00</b>

## Payment Info

### PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

**USD \$1,105.00**

### BY CHECK

ĒLI PREMIER SERVICES LLC

November cleaning service

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

Thank you!

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

---

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

**Check Request**

Amount: \$300.00  
Date: 01/12/2026  
Payable to: Eunice Ford  
9737 Pembroke Pines Dr.  
Sun City Center, FL 33573  
Description: Deposit refund

Requestor: Jenn Dunn

Approved by Matt O'Nolan Date 1.13.2026

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

<b>Confirmation#</b>	920000821030	<b>Submitted Date</b>	Tuesday, 01/20/2026
<b>Status</b>	IN PROCESS	<b>Submitted Time</b>	10:17 AM

Payment Information

<b>Taxpayer Name</b>	CYPRESS CREEK OF HILLSBOROUGH COUNTY COM	<b>Debit Date</b>	Wednesday, 01/21/2026
<b>Document Type</b>	DR-15	<b>Filing Period End Date</b>	12/31/2025
<b>Amount Paid</b>	\$8.69		
<b>Payment Amount</b>	\$8.69		
<b>Fee Amount</b>	\$0.00		

Electronic Check Information

<b>Bank Nickname</b>	N/A	<b>Routing Number</b>	
<b>Bank Account Type</b>	BUSINESS/CORPORATE CHECKING	<b>Account Number</b>	

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:58-8017106508-7	12/31/2025	\$8.69



# INVOICE

# INV-001686

Date Issued: Nov 24, 2025  
Date Due: Due on Receipt  
Overdue by: 43 days  
Type: Final Payment

Check Payable To: Gator Boyz Pressure Washing

**Balance Due: \$3,975.00**

**FROM:**

**Gator Boyz Pressure Washing**

License: P21000105634

EIN # 87-4173897

208 Mangrove Manor Drive

Apollo Beach, FL, 33572

Email: GatorBoyzPW@gmail.com

Phone: (813) 418-7722

**TO:**

**Cyress Creek CDD**

Attn: Jenn Dunn

3434 Colwell Avenue

Tampa, FL, 33614

Phone: (813) 588-8824

**JOB LOCATION:**

7154 Trent Creek Drive

Sun City Center, FL, 33573

**JOB:**

Cypress Creek - Community Holiday Lighting

#	Services	Price	Discount	Total
1	All-Inclusive Service Enhancements	\$0.00	\$0.00	\$0.00

# ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539  
8134151678  
elipremierservices@gmail.com

INVOICE

INV0039

DATE

11/25/2025

DUE DATE

12/15/2025

BALANCE DUE

USD \$1,105.00

## BILL TO

### Cypress Creek of Hillsborough CDD c/o Rozzetta & co

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

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$1,105.00	1	\$1,105.00
<b>TOTAL</b>			<b>\$1,105.00</b>

## Payment Info

### PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

**USD \$1,105.00**

### BY CHECK

ĒLI PREMIER SERVICES LLC

November cleaning service

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

Thank you!

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

---

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

**Check Request**

Amount: \$300.00  
Date: 01/12/2026  
Payable to: Eunice Ford  
9737 Pembroke Pines Dr.  
Sun City Center, FL 33573  
Description: Deposit refund

Requestor: Jenn Dunn

Approved by Matt O'Nolan Date 1.13.2026

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

<b>Confirmation#</b>	920000821030	<b>Submitted Date</b>	Tuesday, 01/20/2026
<b>Status</b>	IN PROCESS	<b>Submitted Time</b>	10:17 AM

Payment Information

<b>Taxpayer Name</b>	CYPRESS CREEK OF HILLSBOROUGH COUNTY COM	<b>Debit Date</b>	Wednesday, 01/21/2026
<b>Document Type</b>	DR-15	<b>Filing Period End Date</b>	12/31/2025
<b>Amount Paid</b>	\$8.69		
<b>Payment Amount</b>	\$8.69		
<b>Fee Amount</b>	\$0.00		

Electronic Check Information

<b>Bank Nickname</b>	N/A	<b>Routing Number</b>	
<b>Bank Account Type</b>	BUSINESS/CORPORATE CHECKING	<b>Account Number</b>	

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:58-8017106508-7	12/31/2025	\$8.69



# INVOICE

# INV-001686

Date Issued: Nov 24, 2025  
Date Due: Due on Receipt  
Overdue by: 43 days  
Type: Final Payment

Check Payable To: Gator Boyz Pressure Washing

**Balance Due: \$3,975.00**

**FROM:**

**Gator Boyz Pressure Washing**

License: P21000105634

EIN # 87-4173897

208 Mangrove Manor Drive

Apollo Beach, FL, 33572

Email: GatorBoyzPW@gmail.com

Phone: (813) 418-7722

**TO:**

**Cyress Creek CDD**

Attn: Jenn Dunn

3434 Colwell Avenue

Tampa, FL, 33614

Phone: (813) 588-8824

**JOB LOCATION:**

7154 Trent Creek Drive

Sun City Center, FL, 33573

**JOB:**

Cypress Creek - Community Holiday Lighting

#	Services	Price	Discount	Total
1	All-Inclusive Service Enhancements	\$0.00	\$0.00	\$0.00

#	Services	Price	Discount	Total
	<p>Every lighting package from Premium Holiday Lighting comes with our exclusive service enhancements designed to give you unmatched value and peace of mind:</p> <p>Holiday Convenience</p> <ul style="list-style-type: none"> <li>- Installed &amp; removed for you - zero hassle</li> <li>- Timer programming so your lights run automatically</li> <li>- Neat &amp; clean setup - no wires showing, no mess left behind</li> </ul> <p>Premium Performance</p> <ul style="list-style-type: none"> <li>- Brighter, energy-efficient LEDs that outshine store-bought</li> <li>- Custom-fit to your home for a seamless, professional look</li> <li>- Durable commercial grade materials designed for Florida weather</li> </ul> <p>Added Protection</p> <ul style="list-style-type: none"> <li>- 48-Hour Stay-Lit Guarantee - we'll fix outages fast.</li> <li>- Insured &amp; trained crews for total safety</li> <li>- Priority scheduling for service and future installations</li> </ul> <p>If you have questions or need service just contact the owner Brandon Rivera at (845) 978-2475.</p>			
2	Community Monument Decorating	\$3,975.00	\$0.00	\$3,975.00

#	Services	Price	Discount	Total
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The following areas will be decorated specifically to their location:

**\*\*Includes all stringers, bulbs, extension wire, connection jumps and timers\*\***

Cypress Main - 19th Entrance

Monument will be outlined in pure white C9 bulbs along the top perimeter of the curved community sign. The lower stone ledge will be fully lit around the whole monument. The stone pillar will have a halo on the top with a wreath on each side (2 total). The wreaths will be provided.

1 palm tree trunk will be lit on each side of the entrance along with lights lining the top wall

Cypress Main - Clubhouse

Monument will be outlined in warm white C9 bulbs along the top and side perimeter. The front facing stone will have a wreath hung on each side of the name (2 total). The wreaths will be provided.

Spritzers will be added to lawn bed to bring a magical feel to it

Orchids - Entrance and Exit

Both monuments will be outlined in warm white C9 bulbs along the top perimeter. The front facing stone will have a wreath hung on each side of the name (2 total each monument). The wreaths will be provided.

Garden bed will be outlined with lights to give depth to the monument.

Orchids - Pool Area

2 wreaths will be hung on the monument that will be provided. There will be no lights hung at this location due to possible vandalism.

Maples (No power at location)

2 battery powered wreaths will be added to each monument along with garland to add some color.

Vines - Entrance and Exit

Both monuments will be outlined in warm white C9 bulbs along the top perimeter. The front facing stone will have a wreath hung on each side of the name (2 total each monument). The wreaths will be provided.

Garden bed will be outlined with lights to give depth to the monument.

**INSTALLATION AND COMMUNITY PROTECTION:**

We firmly believe in leaving your community as presentable after the decor comes down as we saw it. As an added courtesy we will paint the areas on the monuments that have been ruined by past installations FREE of charge. We will also scrape off any glue residue and light remnants that have been left behind from previous installations. Our lights for the monuments use magnetic light strands and we install washers that are super low profile for the lights to stick to. We will also paint these so they are not recognizable after we leave. Paint must be provided.

Subtotal \$3,975.00

**Grand Total (\$)** **\$3,975.00**

**Accepted payment methods**

Credit Card, Check, Cash, Zelle

**Message**

Thank you for your business.

**Terms**

Accepted forms of payment:

Zelle - GatorBoyzPW@gmail.com

Checks - made payable to "Gator Boyz Pressure Washing"

Square (Credit Cards) - pay now link is attached in this email

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or due date stated on this invoice. Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid. The accepted forms of payment are listed on this invoice.

# 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.: 1305  
Invoice date: 12/02/2025  
Due date: 01/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Landscape Maintenance Essential Services</b>	December 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.: 1310  
Invoice date: 01/01/2026  
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Landscape Maintenance Essential Services</b>	January 2026 landscape maintenance & essential services	1	\$28,666.67	\$28,666.67

**Total** **\$28,666.67**

## Ways to pay



[View and pay](#)

**Cypress Creek CDD**  
Meeting Date: 1-20-2026

**SUPERVISOR PAY REQUEST**

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

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked present.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	7:00
Meeting End Time:	8:18
Total Meeting Time:	

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

Total at \$175 per Hour:	\$0.00
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_



**Cypress Creek CDD**  
 Meeting Date: 12-30-2025

**SUPERVISOR PAY REQUEST**

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

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked present.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	7:00
Meeting End Time:	7:38
Total Meeting Time:	

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

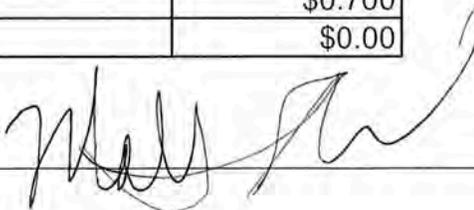
Total at \$175 per Hour:	\$0.00
--------------------------	--------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_





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

**Invoice #:** 68851506  
**Account #:** 9483891  
**Dated:** Jan 23, 2026

# Invoice

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



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

**Invoice #:** 68924301  
**Account #:** 9483891  
**Dated:** Jan 23, 2026

## Invoice

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



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

**Invoice #:** 69041041  
**Account #:** 9483891  
**Dated:** Jan 23, 2026

# Invoice

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

**Mastiff Mounds**

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



**Cypress Creek CDD**

**Rizzetta & Co Inc**

3434 Colwell Avenue Suite 200  
Tampa , FL 33614

**Cypress Creek CDD**

Billing Period **12-10-2025 - 12-10-2025**  
Date Created **12-10-2025**  
Due Date **12-10-2025**

**INVOICE 4321-3020-251210-7-2701868**

Description	Quantity	Rate	Amount
Ongoing Pet Waste Management: Twice-weekly - The Orchids (6 pet stations, 1 trash receptacle)	1.00	\$224.00	\$224.00
Ongoing Pet Waste Management: Twice-weekly - The Maples (4 pet stations, 1 trash receptacle)	1.00	\$178.00	\$178.00
Ongoing Pet Waste Management: Twice-weekly - Cypress Creek (15 pet stations, 10 trash receptacles)	1.00	\$718.00	\$718.00
		Subtotal	\$1,120.00
		Tax	\$0.00
		<b>Invoice Total</b>	<b>\$1,120.00</b>

**Thank you!**

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

**Mastiff Mounds**

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



**Cypress Creek CDD**

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

Billing Period **12-02-2025 - 01-01-2026**  
Date Created **01-01-2026**  
Due Date **01-27-2026**

**INVOICE 4321-3020-260101-8-2746627**

Description	Quantity	Rate	Amount
Ongoing Pet Waste Management: Twice-weekly - The Orchids (6 pet stations, 1 trash receptacle)	1.00	\$224.00	\$224.00
Ongoing Pet Waste Management: Twice-weekly - The Maples (4 pet stations, 1 trash receptacle)	1.00	\$178.00	\$178.00
Ongoing Pet Waste Management: Twice-weekly - Cypress Creek (15 pet stations, 10 trash receptacles)	1.00	\$718.00	\$718.00
		Subtotal	\$1,120.00
		Tax	\$0.00
		<b>Invoice Total</b>	<b>\$1,120.00</b>

*Note*

Invoice for January 2026 maintenance. Payment Terms are Net 30. Mastiff Mounds bills on the 1st of every month.

**Thank you!**

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

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

---

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

**Check Request**

Amount: \$300.00  
Date: 01/12/2026  
Payable to: Omar Toledo  
6214 Trent Creek Drive  
Ruskin, FL 33573  
Description: Deposit refund

Requestor: Jenn Dunn

Approved by Matt O'Nolan Date 1.13.2026

# INVOICE

Invoice # 6612  
Date: 01/05/2026  
Due On: 02/05/2026

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	<b>Total Amount Outstanding</b>
( \$0.00	+ \$3,532.10	) - ( \$0.00	) = <b>\$3,532.10</b>

## CypressCreek

### District Attorney Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	12/04/2025	Review pending items and e-mail District Manager and Chair.	0.25	\$338.00	\$84.50
Service	AHC	12/05/2025	Review cleaning contract and exchange e-mails with Chair.	0.25	\$338.00	\$84.50
Service	KA	12/11/2025	Continued research and working on draft demand to Cardinal.	1.10	\$338.00	\$371.80
Service	AHC	12/16/2025	Tele-conv. with Chairman re: employee/personnel issues.	0.25	\$338.00	\$84.50
Service	AHC	12/23/2025	Initial review of agenda package for 12/30 CDD meeting.	0.25	\$338.00	\$84.50
Service	KA	12/24/2025	Reviewing emails re Target towing agreement, reviewing new agreement, and previous addendum.	0.50	\$338.00	\$169.00
Service	KA	12/29/2025	Reviewing emails for invoices re Cardinal contract breach, reviewed the invoices, and added up all the invoices. Further, emailing Attorney Cohen for clarifying information.	0.75	\$338.00	\$253.50
Service	KA	12/29/2025	Reviewing email, updating records, and configuring the numbers based	0.50	\$338.00	\$169.00

			on new information re Cardinal breach of contract.			
Service	KA	12/29/2025	Discussed towing agreement and how to move forward with the changes.	0.10	\$338.00	\$33.80
Service	AHC	12/29/2025	Exchange e-mails re: quantification of Cardinal damages	0.25	\$338.00	\$84.50
Service	AHC	12/30/2025	Continued review of agenda package and prepare for CDD meeting. Review towing agreement. Review draft towing Addendum prepared by associate counsel. Revise Addendum and e-mail to District management for review/comment. Attend CDD meeting virtually.	3.75	\$338.00	\$1,267.50
Service	KA	12/30/2025	Continued review of towing issues and prepared Addendum for Towing Services	2.50	\$338.00	\$845.00
					<b>Subtotal</b>	<b>\$3,532.10</b>
					<b>Total</b>	<b>\$3,532.10</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
6612	02/05/2026	\$3,532.10	\$0.00	\$3,532.10	
				<b>Outstanding Balance</b>	<b>\$3,532.10</b>
				<b>Total Amount Outstanding</b>	<b>\$3,532.10</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 (AvidXchange)

## Invoice details

Invoice no.: 1017  
Invoice date: 12/03/2025  
Due date: 01/02/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Dog waste removal 1-30 November		1	\$1,120.00	\$1,120.00
2.	Late fee for invoice number 1017		1	\$100.00	\$100.00

Total **\$1,220.00**

## Ways to pay



**Overdue** 01/02/2026

## Note to customer

This is a resent updated invoice with a late fee that has incurred. If there is any questions ,please contact me at Max@Leventry.com

[View and pay](#)

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106065

**Bill To:**

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,250.00	\$1,250.00
Personnel Reimbursement	1.00	\$7,168.10	\$7,168.10
<b>Subtotal</b>			\$8,418.10
<b>Total</b>			\$8,418.10

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

**Invoice**

Date	Invoice #
1/1/2026	INV0000106329

**Bill To:**

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

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

Description	Qty	Rate	Amount
Enumerate (Community App)	403.80	\$1.00	\$403.80
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	6.30	\$1.00	\$6.30
Auto Mileage & Travel	137.90	\$1.00	\$137.90
<b>Subtotal</b>			\$598.00
<b>Total</b>			\$598.00

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

**Invoice**

Date	Invoice #
1/16/2026	INV0000106596

**Bill To:**

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$8,264.86	\$8,264.86
<b>Subtotal</b>			\$8,264.86
<b>Total</b>			\$8,264.86



# Invoice

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

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

<b>Installation Address</b>
Cypress Creek CDD 15592 Cypress Creek Blvd Ruskin, FL 33573

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	01/01/2026	21158	01/31/2026	VID0217/218/219

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\_117913  
Invoice Date: 2026-01-01  
Due Date: 2026-01-16  
Terms: NET15  
Customer ID: 94644  
Customer PO:

**Amount Due: \$9,179.27**  
**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
2026-01-01-2026-01-31	Dedicated Security Officer - Extra Job: : Service Location: Cypress Creek of Hillsborough CDD	5	\$51.75	\$258.75
2026-01-01-2026-01-31	Roving Patrol Tours - Holiday Patrols.12/24-25 1/31: : Service Location: Cypress Creek of Hillsborough CDD	8	\$34.00	\$272.00
2026-01-01-2026-01-31	Roving Patrol Tours - Cypress Patrol: : Service Location: Cypress Creek of Hillsborough CDD	150	\$34.50	\$5,175.00
2026-01-01-2026-01-31	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	72	\$37.41	\$2,693.52
2026-01-01-2026-01-31	Dedicated Security Officer - Extra Job: : Service Location: Cypress Creek of Hillsborough CDD	32.5	\$24.00	\$780.00

Subtotal	\$9,179.27
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$9,179.27

EFT Remittance: American National Bank: 104000854 Account 320166747  
Please include Invoice number & Customer ID with payment remittance  
Billing Questions/Support: [Billing@teamsignal.com](mailto:Billing@teamsignal.com) or (877) 498-8494

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



**INVOICE**

Page: 1

**Please Remit Payment to:**

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

Invoice Number: PSI222319  
Invoice Date: 12/1/2025

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

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

Ship Via  
Ship Date 12/1/2025  
Due Date 12/31/2025  
Terms Net 30

Customer ID 7501  
P.O. Number  
P.O. Date 12/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Cypress Creek/Hils Ctycdd-Lake-ALL		1	1	1,985.42	1,985.42

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

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



# INVOICE

Page: 1

**Please Remit Payment to:**

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

Invoice Number: PSI229114  
 Invoice Date: 1/1/2026

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

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

Ship Via  
 Ship Date 1/1/2026  
 Due Date 1/31/2026  
 Terms Net 30

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

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 Cypress Creek/Hils Ctycdd-Lake-ALL		1	1	1,985.42	1,985.42

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

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



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

**Statement Date:** January 08, 2026

**Amount Due:** **\$109.36**

**Due Date:** January 29, 2026  
**Account #:** 211003933580

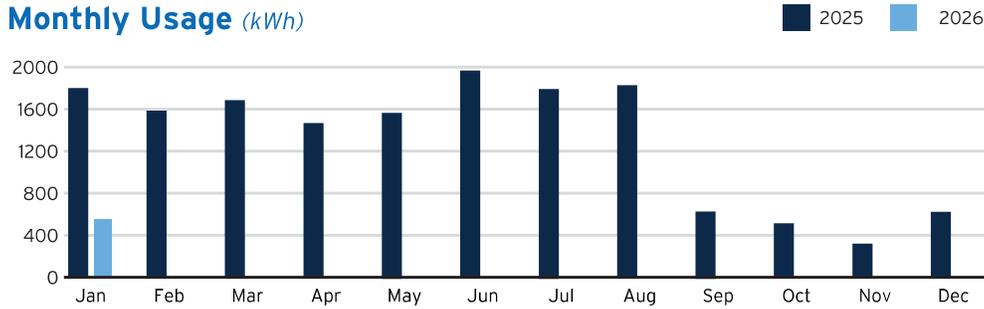
**DO NOT PAY. Your account will be drafted on January 29, 2026**

**Account Summary**

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$115.46
Payment(s) Received Since Last Statement	-\$115.46
Miscellaneous Credits	-\$1.38
Credit balance after payments and credits	-\$1.38
<b>Current Month's Charges</b>	<b>\$110.74</b>
<b>Amount Due by January 29, 2026</b>	
<b>\$109.36</b>	

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

**Monthly Usage (kWh)**



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

**Your Energy Insight**

Your average daily kWh used was **68.97% lower** than the same period last year.

Your average daily kWh used was **5.26% lower** than it was in your previous period.

Scan here to view your account online.

**2026**  
**New Year, New Ways to Simplify**

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**Account #:** 211003933580  
**Due Date:** January 29, 2026

**Amount Due:** **\$109.36**

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

636569716940

Your account will be drafted on January 29, 2026

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

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

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



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

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

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Dec 03, 2025 - Jan 02, 2026

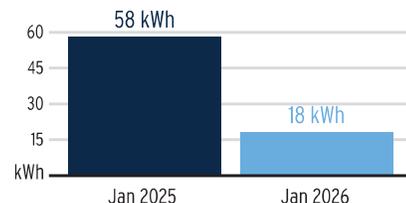
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496669	01/02/2026	41,818		41,265		553 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	553 kWh @ \$0.09202/kWh	\$50.89
Fuel Charge	553 kWh @ \$0.03516/kWh	\$19.44
Storm Protection Charge	553 kWh @ \$0.00568/kWh	\$3.14
Clean Energy Transition Mechanism	553 kWh @ \$0.00418/kWh	\$2.31
Storm Surcharge	553 kWh @ \$0.02121/kWh	\$11.73
Florida Gross Receipt Tax		\$2.77
<b>Electric Service Cost</b>		<b>\$110.74</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$110.74**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.38
<b>Total Current Month's Credits</b>	<b>-\$1.38</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](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

- 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

**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:** January 08, 2026

**Amount Due:** **\$25.12**

**Due Date:** January 29, 2026  
**Account #:** 211003933838

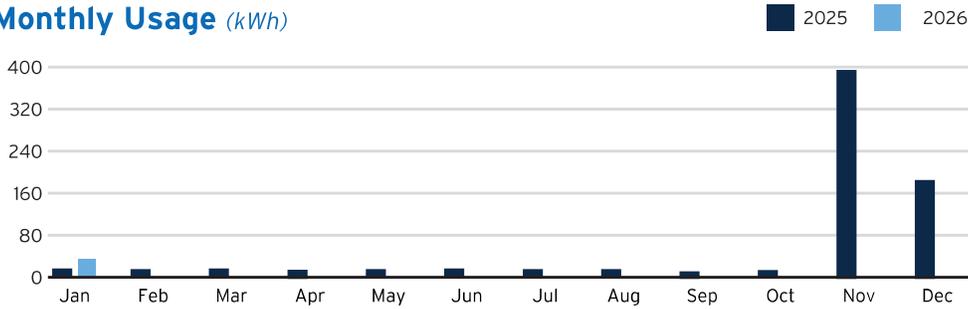
**DO NOT PAY. Your account will be drafted on January 29, 2026**

**Account Summary**

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$49.11
Payment(s) Received Since Last Statement	-\$49.11
Miscellaneous Credits	-\$1.38
Credit balance after payments and credits	-\$1.38
<b>Current Month's Charges</b>	<b>\$26.50</b>
<b>Amount Due by January 29, 2026</b>	<b>\$25.12</b>

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

**Monthly Usage (kWh)**



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



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

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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.

**Account #:** 211003933838  
**Due Date:** January 29, 2026

**Amount Due:** **\$25.12**

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

636569716941

Your account will be drafted on January 29, 2026

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

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

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

**2026**  
 New Year, New Ways to Simplify

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Get started today at [TECOaccount.com](https://TECOaccount.com).



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

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

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Dec 03, 2025 - Jan 02, 2026

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496670	01/02/2026	26,627		26,593		34 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	34 kWh @ \$0.09202/kWh	\$3.13
Fuel Charge	34 kWh @ \$0.03516/kWh	\$1.20
Storm Protection Charge	34 kWh @ \$0.00568/kWh	\$0.19
Clean Energy Transition Mechanism	34 kWh @ \$0.00418/kWh	\$0.14
Storm Surcharge	34 kWh @ \$0.02121/kWh	\$0.72
Florida Gross Receipt Tax		\$0.66
<b>Electric Service Cost</b>		<b>\$26.50</b>

**Total Current Month's Charges \$26.50**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.38
<b>Total Current Month's Credits</b>	<b>-\$1.38</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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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**  
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

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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  
 15441 CYPRESS CREEK BLVD  
 RUSKIN, FL 33573-0000

**Statement Date:** January 08, 2026

**Amount Due: \$19.45**

**Due Date:** January 29, 2026

**Account #:** 211003934034

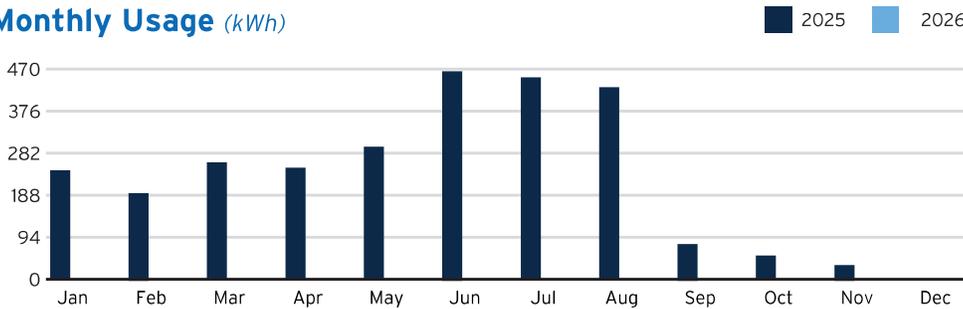
**DO NOT PAY. Your account will be drafted on January 29, 2026**

**Account Summary**

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$20.68
Payment(s) Received Since Last Statement	-\$20.68
Miscellaneous Credits	-\$1.53
Credit balance after payments and credits	-\$1.53
<b>Current Month's Charges</b>	<b>\$20.98</b>
<b>Amount Due by January 29, 2026</b>	<b>\$19.45</b>

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

**Monthly Usage (kWh)**



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



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

**Account #:** 211003934034

**Due Date:** January 29, 2026

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

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

**Amount Due: \$19.45**

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

636569716942

Your account will be drafted on January 29, 2026

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

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

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



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

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

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Dec 03, 2025 - Jan 02, 2026

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496672	01/02/2026	34,463		34,463		0 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.98</b>

**Total Current Month's Charges \$20.98**

Miscellaneous Credits		
Interest for Cash Security Deposit - Electric		-\$1.53
<b>Total Current Month's Credits</b>		<b>-\$1.53</b>

## Avg kWh Used Per Day



## Important Messages

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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.
- 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

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

**Statement Date:** January 08, 2026

**Amount Due:** **\$143.77**

**Due Date:** January 29, 2026  
**Account #:** 211003934265

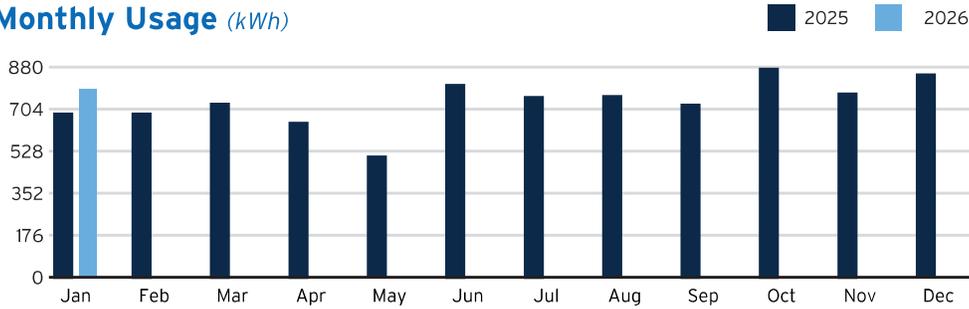
**DO NOT PAY. Your account will be drafted on January 29, 2026**

**Account Summary**

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$152.27
Payment(s) Received Since Last Statement	-\$152.27
Miscellaneous Credits	-\$5.11
Credit balance after payments and credits	-\$5.11
<b>Current Month's Charges</b>	<b>\$148.88</b>
<b>Amount Due by January 29, 2026</b>	
<b>\$143.77</b>	

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

**Monthly Usage (kWh)**



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



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

**Account #:** 211003934265  
**Due Date:** January 29, 2026

**Amount Due:** **\$143.77**

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

636569716943

Your account will be drafted on January 29, 2026

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

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

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

**2026**  
**New Year, New Ways to Simplify**

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).

Scan here to view your account online.

**Your Energy Insight**

Your average daily kWh used was **13.64% higher** than the same period last year.

Your average daily kWh used was **3.85% lower** than it was in your previous period.



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

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

## Meter Read

**Service Period:** Dec 03, 2025 - Jan 02, 2026

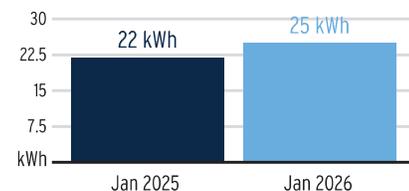
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000595500	01/02/2026	49,024		48,236		788 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	788 kWh @ \$0.09202/kWh	\$72.51
Fuel Charge	788 kWh @ \$0.03516/kWh	\$27.71
Storm Protection Charge	788 kWh @ \$0.00568/kWh	\$4.48
Clean Energy Transition Mechanism	788 kWh @ \$0.00418/kWh	\$3.29
Storm Surcharge	788 kWh @ \$0.02121/kWh	\$16.71
Florida Gross Receipt Tax		\$3.72
<b>Electric Service Cost</b>		<b>\$148.88</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges** **\$148.88**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$5.11
<b>Total Current Month's Credits</b>	<b>-\$5.11</b>

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

**Statement Date:** January 08, 2026

**Amount Due:** **\$768.85**

**Due Date:** January 29, 2026  
**Account #:** 211003934406

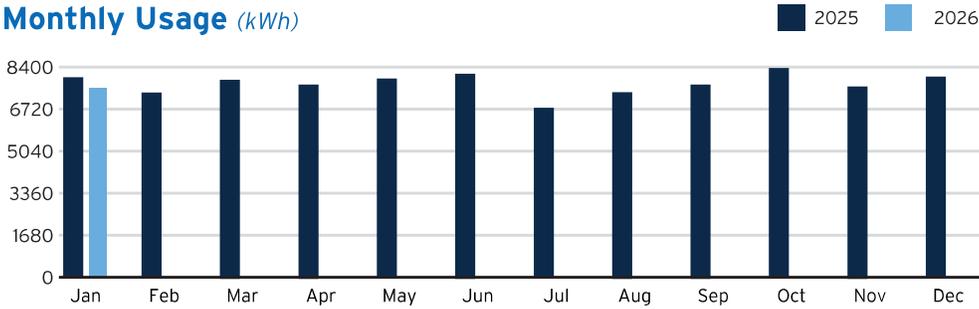
**DO NOT PAY. Your account will be drafted on January 29, 2026**

**Account Summary**

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$788.02
Payment(s) Received Since Last Statement	-\$788.02
Miscellaneous Credits	-\$29.12
Credit balance after payments and credits	-\$29.12
<b>Current Month's Charges</b>	<b>\$797.97</b>
<b>Amount Due by January 29, 2026</b>	<b>\$768.85</b>

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

**Monthly Usage (kWh)**



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**Account #:** 211003934406  
**Due Date:** January 29, 2026

**Amount Due:** **\$768.85**

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

636569716944

Your account will be drafted on January 29, 2026

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

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

**Account #: 211003934406**  
**Statement Date: January 08, 2026**  
**Charges Due: January 29, 2026**

## Meter Read

**Service Period:** Dec 03, 2025 - Jan 02, 2026

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851617	01/02/2026	16,180	8,623	7,557 kWh	1	31 Days
1000851617	01/02/2026	14.12	0	14.12 kW	1	31 Days

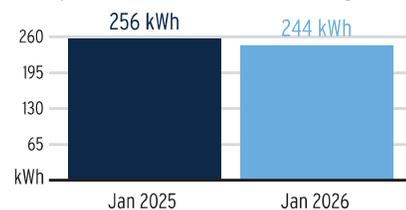
## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	14 kW @ \$19.06000/kW	\$266.84
Energy Charge	7,557 kWh @ \$0.00815/kWh	\$61.59
Fuel Charge	7,557 kWh @ \$0.03516/kWh	\$265.70
Capacity Charge	14 kW @ \$0.72000/kW	\$10.08
Storm Protection Charge	14 kW @ \$2.02000/kW	\$28.28
Energy Conservation Charge	14 kW @ \$0.79000/kW	\$11.06
Environmental Cost Recovery	7,557 kWh @ \$0.00072/kWh	\$5.44
Clean Energy Transition Mechanism	14 kW @ \$1.15000/kW	\$16.10
Storm Surcharge	7,557 kWh @ \$0.01035/kWh	\$78.21
Florida Gross Receipt Tax		\$19.95
<b>Electric Service Cost</b>		<b>\$797.97</b>

**Total Current Month's Charges \$797.97**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$29.12
<b>Total Current Month's Credits</b>	<b>-\$29.12</b>

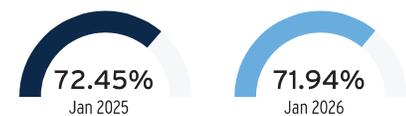
## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

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

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P.O. Box 31318  
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Toll Free: **866-689-6469**
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**Service For:**  
7154 TRENT CREEK DR  
RUSKIN, FL 33573-0000

**Account #: 211003934406**  
**Statement Date: January 08, 2026**  
**Charges Due: January 29, 2026**

**Important Messages**

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



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

**Statement Date:** January 08, 2026

**Amount Due: \$1,903.75**

**Due Date:** January 29, 2026

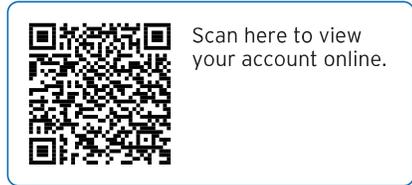
**Account #:** 211003934620

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

**Account Summary**

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$1,902.83
Payment(s) Received Since Last Statement	-\$1,902.83
<b>Current Month's Charges</b>	<b>\$1,903.75</b>
<b>Amount Due by January 29, 2026</b>	<b>\$1,903.75</b>

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

**Account #:** 211003934620

**Due Date:** January 29, 2026

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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.

<b>Amount Due:</b>	<b>\$1,903.75</b>
<b>Payment Amount:</b>	\$ _____

636569716945

Your account will be drafted on January 29, 2026

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

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

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



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

**Account #:** 211003934620  
**Statement Date:** January 08, 2026  
**Charges Due:** January 29, 2026

**Service Period:** Dec 03, 2025 - Jan 02, 2026

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	873 kWh @ \$0.03411/kWh	\$29.78
Fixture & Maintenance Charge	37 Fixtures	\$1054.87
Lighting Pole / Wire	37 Poles	\$770.88
Lighting Fuel Charge	873 kWh @ \$0.03452/kWh	\$30.14
Storm Protection Charge	873 kWh @ \$0.00574/kWh	\$5.01
Clean Energy Transition Mechanism	873 kWh @ \$0.00043/kWh	\$0.38
Storm Surcharge	873 kWh @ \$0.01230/kWh	\$10.74
Florida Gross Receipt Tax		\$1.95
<b>Lighting Charges</b>		<b>\$1,903.75</b>

**Total Current Month's Charges** **\$1,903.75**

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

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 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**

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 7-1-1

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

**Statement Date:** December 30, 2025

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

**Due Date:** January 20, 2026

**Account #:** 211003934828

**DO NOT PAY. Your account will be drafted on January 20, 2026**

**Account Summary**

<b>Current Service Period:</b> November 21, 2025 - December 22, 2025	
Previous Amount Due	\$11,641.47
Payment(s) Received Since Last Statement	-\$11,641.47
<b>Current Month's Charges</b>	<b>\$11,641.47</b>
<b>Amount Due by January 20, 2026</b>	<b>\$11,641.47</b>

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**Account #:** 211003934828

**Due Date:** January 20, 2026

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

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

602001958511

Your account will be drafted on January 20, 2026

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

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 TAMPA, FL 33631-3318

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**Service For:**  
 19 19TH AVE NW  
 RUSKIN, FL 33570-0000

**Account #:** 211003934828  
**Statement Date:** December 30, 2025  
**Charges Due:** January 20, 2026

**Service Period:** Nov 21, 2025 - Dec 22, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 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>

## Important Messages

### Struggling to keep up with your energy bill?

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

### Important Outdoor Lighting Rate Information

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

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

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

Statement Date: January 08, 2026

Amount Due: \$81.98

Due Date: January 29, 2026

Account #: 221001581182

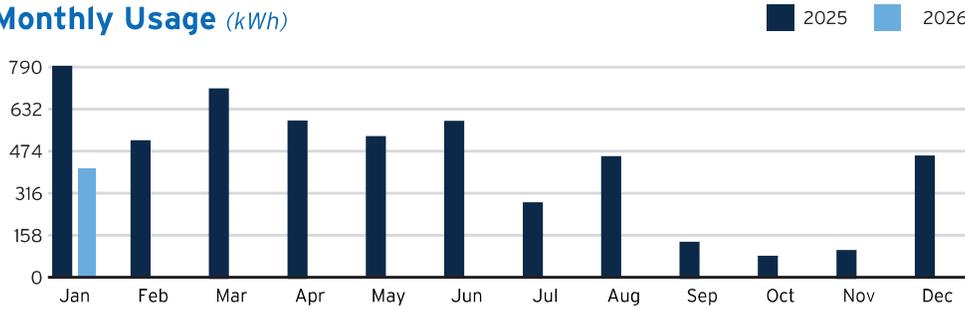
DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Miscellaneous Credits, Credit balance, Current Month's Charges, and Amount Due by January 29, 2026 (\$81.98).

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

Monthly Usage (kWh)

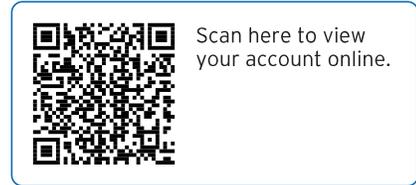


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Your average daily kWh used was 7.14% lower than it was in your previous period.



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Account #: 221001581182

Due Date: January 29, 2026

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Amount Due: \$81.98

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

671137418586

Your account will be drafted on January 29, 2026

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

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

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



**Service For:**  
4770 NE 19 AVE  
RUSKIN, FL 33573

**Account #:** 221001581182  
**Statement Date:** January 08, 2026  
**Charges Due:** January 29, 2026

## Meter Read

**Service Period:** Dec 03, 2025 - Jan 02, 2026

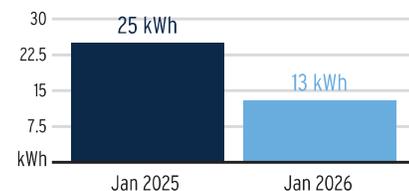
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851608	01/02/2026	41,162	40,753	409 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	409 kWh @ \$0.09202/kWh	\$37.64
Fuel Charge	409 kWh @ \$0.03516/kWh	\$14.38
Storm Protection Charge	409 kWh @ \$0.00568/kWh	\$2.32
Clean Energy Transition Mechanism	409 kWh @ \$0.00418/kWh	\$1.71
Storm Surcharge	409 kWh @ \$0.02121/kWh	\$8.67
Florida Gross Receipt Tax		\$2.18
<b>Electric Service Cost</b>		<b>\$87.36</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges** **\$87.36**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$5.38
<b>Total Current Month's Credits</b>	<b>-\$5.38</b>

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

## Ways To Pay Your Bill

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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

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

Statement Date: January 08, 2026

Amount Due: \$453.40

Due Date: January 29, 2026

Account #: 221003904697

Your Energy Insight



Your average daily kWh used was 10.1% lower than the same period last year.



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



Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

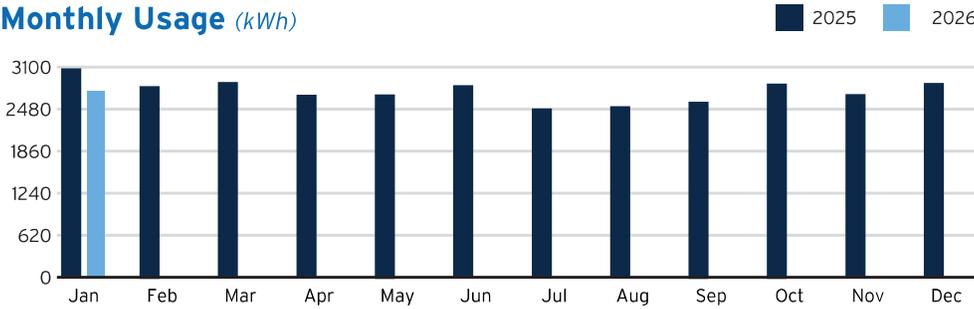
DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Miscellaneous Credits, Credit balance, Current Month's Charges, Amount Due by January 29, 2026 (\$453.40)

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

Monthly Usage (kWh)



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

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



Account #: 221003904697

Due Date: January 29, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$453.40

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

632866033689

Your account will be drafted on January 29, 2026

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

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

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



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

**Account #: 221003904697**  
**Statement Date: January 08, 2026**  
**Charges Due: January 29, 2026**

## Meter Read

**Service Period:** Dec 03, 2025 - Jan 02, 2026

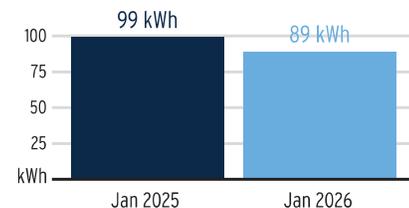
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000506228	01/02/2026	79,267	76,516	2,751 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	2,751 kWh @ \$0.09202/kWh	\$253.15
Fuel Charge	2,751 kWh @ \$0.03516/kWh	\$96.73
Storm Protection Charge	2,751 kWh @ \$0.00568/kWh	\$15.63
Clean Energy Transition Mechanism	2,751 kWh @ \$0.00418/kWh	\$11.50
Storm Surcharge	2,751 kWh @ \$0.02121/kWh	\$58.35
Florida Gross Receipt Tax		\$11.69
<b>Electric Service Cost</b>		<b>\$467.51</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$467.51**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$14.11
<b>Total Current Month's Credits</b>	<b>-\$14.11</b>

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- Mail A Check Payments:**  
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 Tampa, FL 33631-3318  
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 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:**  
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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
9770 MULBERRY MARSH LN
SUN CITY CENTER, FL 33573-0227

Statement Date: January 08, 2026

Amount Due: \$648.04

Due Date: January 29, 2026

Account #: 221007372990

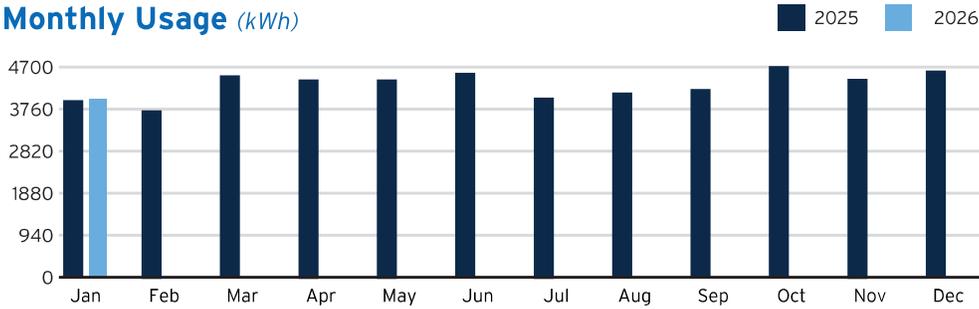
DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Miscellaneous Credits, Credit balance, Current Month's Charges, and Amount Due by January 29, 2026 (\$648.04).

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

Monthly Usage (kWh)



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



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

Account #: 221007372990

Due Date: January 29, 2026

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

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

Amount Due: \$648.04

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

676075683431

Your account will be drafted on January 29, 2026

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

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

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

Your Energy Insight

Your average daily kWh used was 1.57% higher than the same period last year.

Your average daily kWh used was 9.79% lower than it was in your previous period.



Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.



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

**Account #:** 221007372990  
**Statement Date:** January 08, 2026  
**Charges Due:** January 29, 2026

## Meter Read

**Service Period:** Dec 03, 2025 - Jan 02, 2026

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514240	01/02/2026	68,175	64,188	3,987 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	3,987 kWh @ \$0.09202/kWh	\$366.88
Fuel Charge	3,987 kWh @ \$0.03516/kWh	\$140.18
Storm Protection Charge	3,987 kWh @ \$0.00568/kWh	\$22.65
Clean Energy Transition Mechanism	3,987 kWh @ \$0.00418/kWh	\$16.67
Storm Surcharge	3,987 kWh @ \$0.02121/kWh	\$84.56
Florida Gross Receipt Tax		\$16.70
<b>Electric Service Cost</b>		<b>\$668.10</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$668.10**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$20.06
<b>Total Current Month's Credits</b>	<b>-\$20.06</b>

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

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

Statement Date: December 30, 2025

Amount Due: \$2,428.90

Due Date: January 20, 2026

Account #: 221007595426

**DO NOT PAY. Your account will be drafted on January 20, 2026**

### Account Summary

<b>Current Service Period:</b> November 21, 2025 - December 22, 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>
<b>Amount Due by January 20, 2026</b>	<b>\$2,428.90</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.



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 #: 221007595426

Due Date: January 20, 2026



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

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

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

Amount Due: \$2,428.90

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

629162338798

Your account will be drafted on January 20, 2026

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

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

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



**Service For:**  
 CYPRESS CREEK J PH 1 & 2  
 LIGHTS, RUSKIN, FL 33570

**Account #:** 221007595426  
**Statement Date:** December 30, 2025  
**Charges Due:** January 20, 2026

**Service Period:** Nov 21, 2025 - Dec 22, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 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

### Struggling to keep up with your energy bill?

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

### Important Outdoor Lighting Rate Information

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

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

## Ways To Pay Your Bill



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### Credit or Debit Card

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### Phone

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

### All Other

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

## Contact Us

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

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

**Power Outage:**  
 877-588-1010  
**Energy-Saving Programs:**  
 813-275-3909

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

Statement Date: January 08, 2026

Amount Due: \$41.32

Due Date: January 29, 2026

Account #: 221007730122

Your Energy Insight



Your average daily kWh used was 71.43% lower than the same period last year.



Your average daily kWh used was 66.67% lower than it was in your previous period.



Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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

Account Summary

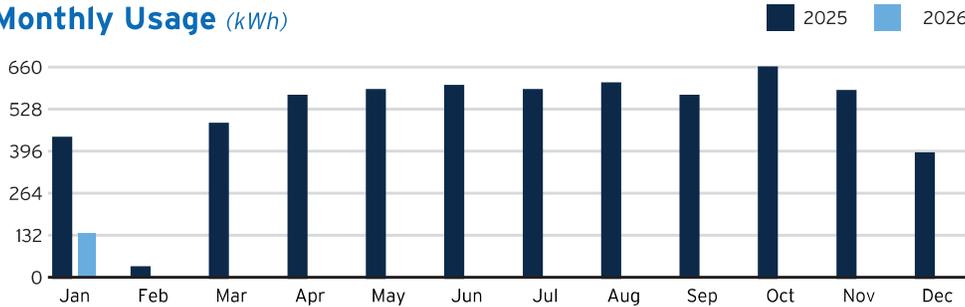
Current Service Period: December 03, 2025 - January 02, 2026

Table with 2 columns: Description and Amount. Rows include Previous Amount Due, Payment(s) Received Since Last Statement, Miscellaneous Credits, Credit balance after payments and credits, and Current Month's Charges.

Amount Due by January 29, 2026 \$41.32

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

Monthly Usage (kWh)



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

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



Account #: 221007730122

Due Date: January 29, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$41.32

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

677310258871

Your account will be drafted on January 29, 2026

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

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

Make check payable to: TECO
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**Service For:**  
 15536 WICKED STRONG ST  
 SUN CITY CENTER, FL 33573-0207

**Account #:** 221007730122  
**Statement Date:** January 08, 2026  
**Charges Due:** January 29, 2026

## Meter Read

**Service Period:** Dec 03, 2025 - Jan 02, 2026

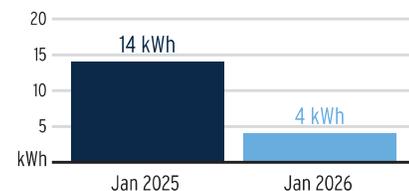
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000565421	01/02/2026	33,767		33,628		139 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	139 kWh @ \$0.09202/kWh	\$12.79
Fuel Charge	139 kWh @ \$0.03516/kWh	\$4.89
Storm Protection Charge	139 kWh @ \$0.00568/kWh	\$0.79
Clean Energy Transition Mechanism	139 kWh @ \$0.00418/kWh	\$0.58
Storm Surcharge	139 kWh @ \$0.02121/kWh	\$2.95
Florida Gross Receipt Tax		\$1.09
<b>Electric Service Cost</b>		<b>\$43.55</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$43.55**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$2.23
<b>Total Current Month's Credits</b>	<b>-\$2.23</b>

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

Statement Date: January 08, 2026

Amount Due: \$343.98

Due Date: January 29, 2026

Account #: 221009578578

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

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by January 29, 2026 (\$343.98).

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

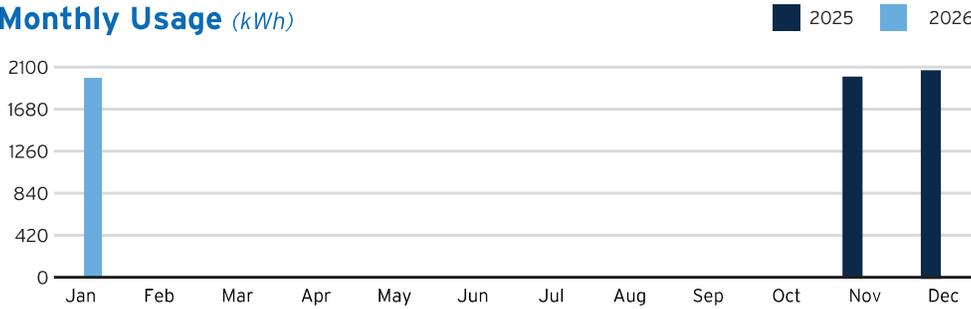


Your average daily kWh used was 0% higher than it was in your previous period.



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



New Year, New Ways to Simplify
Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.



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

Account #: 221009578578

Due Date: January 29, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$343.98

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

673606557486

Your account will be drafted on January 29, 2026

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

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

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



**Service For:**  
 10008 MERRY FAWN CT  
 A, SUN CITY CENTER, FL 33573-6784

**Account #: 221009578578**  
**Statement Date: January 08, 2026**  
**Charges Due: January 29, 2026**

## Meter Read

**Service Period:** Dec 03, 2025 - Jan 02, 2026

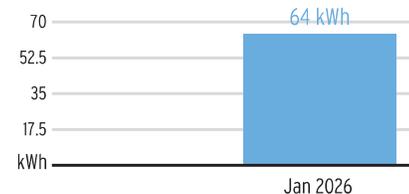
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000491573	01/02/2026	34,648		32,658		1,990 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1,990 kWh @ \$0.09202/kWh	\$183.12
Fuel Charge	1,990 kWh @ \$0.03516/kWh	\$69.97
Storm Protection Charge	1,990 kWh @ \$0.00568/kWh	\$11.30
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		\$8.60
<b>Electric Service Cost</b>		<b>\$343.98</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$343.98**

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

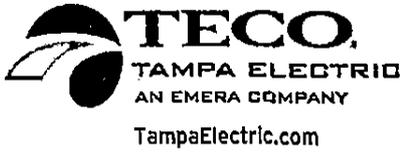
## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](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

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

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



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

Statement Date: December 29, 2025

Amount Due: \$335.34

Due Date: January 20, 2026

Account #: 221009579147

**DO NOT PAY: Your account will be drafted on January 20, 2026**

**Account Summary**

Current Service Period: November 20, 2025 - December 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 January 20, 2026</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.

**An Audit You'll Love**  
Our certified experts can uncover ways to save energy and money.  
TampaElectric.com/BizSave

0000490-001033-Page 1 of 4

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



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

Account #: 221009579147

Due Date: January 20, 2026

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

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

Amount Due:	\$335.34
Payment Amount: \$	_____

673606551457

Your account will be drafted on January 20, 2026

0000490 FTECO112292523403010 00000 01 01000000 490 002  
CYPRESS CREEK OF HILLSBOROUGH CDD  
P.O. BOX 32414  
CHARLOTTE, NC 28232-2414

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

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





Service For:  
 CYPRESS CREEK K PH 3  
 RUSKIN, FL 33573

Account #: 221009579147  
 Statement Date: December 29, 2025  
 Charges Due: January 20, 2026

Service Period: Nov 20, 2025 - Dec 19, 2025

Rate Schedule: Lighting Service

**Charge Details**

**Important Messages**

**Struggling to keep up with your energy bill?**  
 We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources, and get started.

**Important Outdoor Lighting Rate Information**  
 Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications).

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$335.34</b>

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

0000490-0001033-Page 2 of 4

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

**Ways To Pay Your Bill**



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



**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



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



**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](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**

**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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# Important Rate information for Commercial and Industrial Customers

**5** Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval. This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.

**6** The fuel charge will also be adjusted in January to reflect actual costs from 2025 and projected expenses for 2026. The cost of fuel is passed directly to customers with no markup or profit to Tampa Electric.

**6** The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025-August 2026).

Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.

For more information, visit [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications).



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## Approved Rates for January 2026

Approved Rates for January 2026			
<b>Standard General Service, Demand (GSD)</b>			
Basic Service Charge	\$12 per day		
Demand Charge	\$19.06 per kW		
Energy Charge	0.815 cents per kWh		
Fuel Charge	3.516 cents per kWh		
Environmental Charge	0.072 cents per kWh		
Storm Protection Charge	\$2.02 per kW		
Capacity Charge	\$0.72 per kW		
Energy Conservation Charge	\$0.79 per kW		
Clean Energy Transition Mechanism	\$1.15 per kW		
Storm Surcharge	1.035 cents per kWh		
<b>Optional General Service, Demand (GSD-option)</b>			
Basic Service Charge	\$12 per day		
Energy Charge	8.226 cents per kWh		
Fuel Charge	3.516 cents per kWh		
Environmental Charge	0.072 cents per kWh		
Storm Protection Charge	0.493 cents per kWh		
Capacity Charge	0.176 cents per kWh		
Energy Conservation Charge	0.194 cents per kWh		
Clean Energy Transition Mechanism	0.272 cents per kWh		
Storm Surcharge	1.035 cents per kWh		
<b>Time-of-Day General Service, Demand (GSDT)</b>			
Basic Service Charge	\$12 per day		
Demand Charge	\$6.73 per kW of billing demand, plus		
	\$12.34 per kW of peak demand		
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)	
Energy Charge	1.322	0.633	
Fuel Charge	3.822	3.376	
Environmental Charge	0.072 cents per kWh		
Storm Protection Charge	\$2.02 per kW		
Capacity Charge	\$0.72 per kW		
Energy Conservation Charge	\$0.79 per kW		
Clean Energy Transition Mechanism	\$1.15 per kW		
Storm Surcharge	1.035 cents per kWh		
<b>General Service, Large Demand Primary (GSLDPR)</b>			
Basic Service Charge	\$22.03 per day		
Demand Charge	\$14.14 per kW		
Energy Charge	1.166 cents per kWh		
Fuel Charge	3.481 cents per kWh		
Environmental Charge	0.064 cents per kWh		
Storm Protection Charge	\$1.35 per kW		
Capacity Charge	\$0.86 per kW		
Energy Conservation Charge	\$0.77 per kW		
Clean Energy Transition Mechanism	\$0.86 per kW		
Storm Surcharge	0.453 cents per kWh		



# Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
<b>Time-of-Day General Service, Large Demand Primary (GSLDTPR)</b>		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.06 per kW	
Storm Surcharge	0.453 cents per kWh	
<b>General Service, Large Demand Subtransmission (GSLDSU)</b>		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
<b>Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)</b>		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.

CDD00480-CDD10134-Page 4 of 4



0 CYPRESS CREEK CDD 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$7,665.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	31
Previous Balance	\$1,610.36
Payments & Credits	\$1,610.36
Purchases & Other Charges	\$2,334.75
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$2,334.75

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

**PAYMENT INFORMATION**

New Balance	\$2,334.75
<b>Minimum Payment Due</b>	<b>\$2,334.75</b>
<b>Payment Due Date</b>	<b>January 26, 2026</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTA</b>	<b>\$1,610.36-</b>
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,610.36-
		<b>JENNIFER DUNN</b>	<b>TOTAL</b>	<b>\$2,334.75</b>
12/01	12/01	5270715AG09FFV0YQ	THE HOME DEPOT #6951 RUSKIN FL	37.45
			MCC: 5200 MERCHANT ZIP: 33573000	
12/02	12/02	0543684AHBLJ3Z9KX	WM SUPERCENTER #1203 WIMAUMA FL	43.93
			MCC: 5411 MERCHANT ZIP: 33598	
12/06	12/06	7541823AL746Y6ZFP	CCI*CONSTANT-CONTACT WALTHAM MA	92.76
			MCC: 5968 MERCHANT ZIP:	
12/08	12/08	5270715AP09FE4T9L	THE HOME DEPOT #6951 RUSKIN FL	4.97
			MCC: 5200 MERCHANT ZIP: 33573000	
12/09	12/09	5543286AP5XMR1F80	ULINE *SHIP SUPPLIES PLEASANT PRAI WI	46.64
			MCC: 5964 MERCHANT ZIP: 34117	
12/10	12/10	5543286AR5Y7NXQTS	AMAZON MKTPL*1A8IF8IF3 SEATTLE WA	59.98
			MCC: 5942 MERCHANT ZIP:	
12/11	12/11	5542135ASVAMZK5AE	BOUNCE HOUSE GALS TAMPA FL	1,221.02

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

**PAYMENT INFORMATION**

<b>Payment Due Date</b>	<b>January 26, 2026</b>
<b>New Balance</b>	<b>\$2,334.75</b>
Minimum Payment Due	\$2,334.75
Past Due Amount	\$0.00

Make Check  
Payable to:

Amount Enclosed:

\$	
----	--

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

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/11	12/11	5104323AT1Z8TFZ0M	MCC: 7394 MERCHANT ZIP: PAYPAL *SANTA POP 4029357733 CA	300.00
12/12	12/12	5543286AS5YTWYVYJ	MCC: 8999 MERCHANT ZIP: 95131 AMAZON MKTPL*PW1EX7TT3 SEATTLE WA	36.94
12/13	12/13	0541601AV43A6Z2WN	MCC: 5942 MERCHANT ZIP: WAL-MART #1203 WIMAUMA FL	106.91
12/13	12/13	0543684AWBLJH8R17	MCC: 5411 MERCHANT ZIP: WM SUPERCENTER #1203 WIMAUMA FL	32.54
12/13	12/13	0543684AWBLJH8R3V	MCC: 5411 MERCHANT ZIP: 33598 WM SUPERCENTER #1203 WIMAUMA FL	12.87
12/18	12/18	5543286B0610S7G9H	MCC: 5411 MERCHANT ZIP: 33598 AMAZON.COM*5S95M2H53 SEATTLE WA	34.71
12/18	12/18	0230537B1HEXNZJEM	MCC: 5942 MERCHANT ZIP: PUBLIX #732 SUN CITY CENT FL	15.60
12/19	12/19	5543286B161EZA1J	MCC: 5411 MERCHANT ZIP: 33573 AMAZON MKTPL*E28OI95P3 SEATTLE WA	11.99
12/19	12/19	0230537B200LSP7SQ	MCC: 5942 MERCHANT ZIP: PUBLIX #732 SUN CITY CENT FL	256.44
12/21	12/21	5543286B3621QK5K4	MCC: 5411 MERCHANT ZIP: 33573 SPECTRUM MOBILE 855-707-7328 MO	20.00
			MCC: 4899 MERCHANT ZIP:	

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$2,334.75 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

Previous Cashback Balance	\$11.80	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$5.84	\$0-\$500,000 = 0.25%
New Cashback Balance	\$17.64	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Sep 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

**INTEREST CHARGE CALCULATION**

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

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

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

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

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

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



## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

### MAKING PAYMENTS

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

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

### BALANCE COMPUTATION METHOD

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

### INTEREST

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

### CREDIT BALANCE

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

### NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

### TELEPHONE MONITORING AND RECORDING.

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

# Transactions

My Card - 2233

Filters

Transaction Date: 12/01/25 - 12/31/25

Transaction Status: New/Imported

Save

<input type="checkbox"/>	TRANSACTION DATE	POST DATE	CARDHOLDER	CARD	MERCHANT	BILLING AMOUNT	TRANSACTION STATUS	NET AMOUNT	ORIGINAL AMOUNT	DISCOUNT	TAX AMOUNT	TAX RATE
2 <input type="checkbox"/>	12/01/25	12/01/25	JENNIFER DUNN	*****2233	the home depot 6951	37.45 USD	% Δ D	37.45 USD	37.45 USD	0.00 USD	0.00 USD	0.00%
<input type="checkbox"/>	12/02/25	12/02/25	JENNIFER DUNN	*****2233	wm supercenter 1203	43.93 USD	% Δ D	43.93 USD	43.93 USD	0.00 USD	0.00 USD	0.00%
1 <input type="checkbox"/>	12/06/25	12/06/25	JENNIFER DUNN	*****2233	cciconstant-contact	92.76 USD	% Δ D	92.76 USD	92.76 USD	0.00 USD	0.00 USD	0.00%
1 <input type="checkbox"/>	12/08/25	12/08/25	JENNIFER DUNN	*****2233	the home depot 6951	4.97 USD	% Δ D	4.97 USD	4.97 USD	0.00 USD	0.00 USD	0.00%
2 <input type="checkbox"/>	12/09/25	12/09/25	JENNIFER DUNN	*****2233	uline ship supplies	46.64 USD	% Δ D	44.39 USD	46.64 USD	0.00 USD	2.25 USD	0.00%
1 <input type="checkbox"/>	12/10/25	12/10/25	JENNIFER DUNN	*****2233	amazon mktpl1a8if8if3	59.98 USD	% Δ D	59.98 USD	59.98 USD	0.00 USD	0.00 USD	0.00%
1 <input type="checkbox"/>	12/11/25	12/11/25	JENNIFER DUNN	*****2233	paypal santa pop	300.00 USD	% Δ D	279.07 USD	300.00 USD	0.00 USD	20.93 USD	0.00%
<input type="checkbox"/>	12/11/25	12/11/25	JENNIFER DUNN	*****2233	bounce house gals	1,221.02 USD	% Δ D	1,221.02 USD	1,221.02 USD	0.00 USD	0.00 USD	0.00%
1 <input type="checkbox"/>	12/12/25	12/12/25	JENNIFER DUNN	*****2233	amazon mktplpw1ex7it3	36.94 USD	% Δ D	36.94 USD	36.94 USD	0.00 USD	0.00 USD	0.00%
<input type="checkbox"/>	12/13/25	12/13/25	JENNIFER DUNN	*****2233	wal-mart 1203	106.91 USD	% Δ D	106.91 USD	106.91 USD	0.00 USD	0.00 USD	0.00%
<input type="checkbox"/>	12/13/25	12/13/25	JENNIFER DUNN	*****2233	wm supercenter 1203	32.54 USD	% Δ D	32.54 USD	32.54 USD	0.00 USD	0.00 USD	0.00%
<input type="checkbox"/>	12/13/25	12/13/25	JENNIFER DUNN	*****2233	wm supercenter 1203	12.87 USD	% Δ D	12.87 USD	12.87 USD	0.00 USD	0.00 USD	0.00%
1 <input type="checkbox"/>	12/18/25	12/18/25	JENNIFER DUNN	*****2233	publix 732	15.60 USD	% Δ D	15.60 USD	15.60 USD	0.00 USD	0.00 USD	0.00%
1 <input type="checkbox"/>	12/18/25	12/18/25	JENNIFER DUNN	*****2233	amazon.com5s95m2h53	34.71 USD	% Δ D	34.71 USD	34.71 USD	0.00 USD	0.00 USD	0.00%
2 <input type="checkbox"/>	12/19/25	12/19/25	JENNIFER DUNN	*****2233	publix 732	256.44 USD	% Δ D	255.99 USD	256.44 USD	0.00 USD	0.45 USD	0.00%
1 <input type="checkbox"/>	12/19/25	12/19/25	JENNIFER DUNN	*****2233	amazon mktple28oi95p3	11.99 USD	% Δ D	11.99 USD	11.99 USD	0.00 USD	0.00 USD	0.00%
<input type="checkbox"/>	12/21/25	12/21/25	JENNIFER DUNN	*****2233	spectrum mobile	20.00 USD	% Δ D	19.20 USD	20.00 USD	0.00 USD	0.80 USD	0.00%

Show 20 Rows 1 - 17 of 17 1

Print Settings Output

# Publix

Kings Crossing  
4854 Sun City Center Blvd  
Sun City Center, FL 33573  
Store Manager: Kim  
813-633-3440



0732 CIQ 518 041

POSTAGE STAMPS	15.60
Order Total	15.60
Sales Tax	0.00
Grand Total	15.60
Credit Payment	15.60
Change	0.00

Receipt ID: 0732 CIQ 518 041

PRESTO!  
Trace #: 513221  
Reference #: 1137996530  
Acct #: XXXXXXXXXXXX2233  
Purchase Mastercard  
Amount: \$15.60  
Auth #: 018908

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Ceniaida

12/18/2025 15:50 S0732 R151 8041 C0443

Join the Publix family!  
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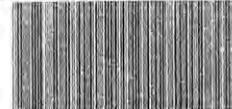
Publix Super Markets, Inc.

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Thank you! ID #:7VRPBQFOY78



WM Supercenter  
813-633-1467 Mgr. MARK  
4928 STATE ROAD 674  
WIMAUMA FL 33598  
ST# 01203 OP# 009009 TE# 09 TR# 03867

# ITEMS SOLD 1  
TC# 6614 3894 5505 7604 2133



BURNER	814198020300	11.97 X
	SUBTOTAL	11.97
	TAX1 7.5000 %	0.90
	TOTAL	12.87
	MCARD TEND	12.87
	CHANGE DUE	0.00

MASTERCARD- 2233 I 1 APPR#013899  
12.87 TOTAL PURCHASE  
REF # U715nt708866  
AID A0000000041010  
TERMINAL # 22976797  
\*No Signature Required  
12/13/25 08:37:48



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amazon.com



SPfRB9jhFk

Your order of December 17, 2025 (Order ID 113-1058959-2337851)

Qty.	Item	Item Price	Total
1	Please Close and Latch Gate Sign Bilingual English Spanish Keep Gate Closed Signs Metal 10" x 7" Door Closed Signs Refle... Unknown Binding X003RPQ9FV 2PBCLG107A 798623909496 (Sold by Dangkui)	\$11.99	\$11.99

This shipment completes your order.	Subtotal	\$11.99
	Order Total	\$11.99
	Paid via credit/debit	\$11.99

Return or replace your item  
Visit Amazon.com/returns



0/PfRB9jhFk/-1 of 1-//MCO9-NIT/expd-consolidated-us/0/1219-11:30/1219-04:11 SmartPac

Publix

HM CRD MULTIPK NY 5.99 T  
 AMAZON GIFT CARD 50.00  
 Account #XXXXXXXXXXXX9596  
 AMAZON GIFT CARD 50.00  
 Account #XXXXXXXXXXXX9442  
 AMAZON GIFT CARD 50.00  
 Account #XXXXXXXXXXXX9369  
 AMAZON GIFT CARD 50.00  
 Account #XXXXXXXXXXXX9774  
 AMAZON GIFT CARD 50.00  
 Account #XXXXXXXXXXXX9647

Order Total 255.99  
 Sales Tax 0.45  
 Grand Total 256.44  
 Credit Payment 256.44  
 Change 0.00

Receipt ID: 0732 CJO 747 064

PRESTO!  
 Trace #: 740172  
 Reference #: 1138902154  
 Acct #: XXXXXXXXXXXX2233  
 Purchase Mastercard  
 Amount: \$256.44  
 Auth #: 019446

CREDIT CARD PURCHASE  
 A0000000041010 Mastercard  
 Entry Method: Contactless  
 Mode: Issuer

Your cashier was Self-Checkout Lane 1  
 12/19/2025 11:58 S0732 R174 7064 C0774

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SPW1nD1xZk

Your order of December 17, 2025 (Order ID 113-7594178-4944250)

Qty.	Item	Item Price	Total
1	Master Lock Brass Combination Lock, Gate Lock for Outdoor Fence or Shed, Customizable Combination Padlock with Extended ... Tools & Home Improvement BOBHY67DGD BOBHY67DGD 071649370618	\$34.71	\$34.71

This shipment completes your order.

Subtotal	\$34.71
Shipping & Handling	\$2.99
Promotional Certificate	-\$2.99
Order Total	\$34.71
Paid via credit/debit	\$34.71

Return or replace your item  
Visit Amazon.com/returns



0/PW1nD1xZk/-1 of 1-/VFL4-2/rush/0/1218-08:20/1218-03:59

SIOC  
- No  
Added  
Packaging



How doers  
get more done.

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

6951 00063 03838 12/08/25 01:12 PM  
SALE CASHIER SHARON

736511500974 97KEYTITAN <A> 4.97N  
BRASS 97 KEY TITAN

SUBTOTAL 4.97  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$4.97

XXXXXXXXXXXX2233 MASTERCARD

USD\$ 4.97

AUTH CODE 008762/9633403

TA

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: P

6951 12/08/25 01:12 PM



6951 63 03838 12/08/2025 7002

RETURN POLICY DEFINITIONS			
POLICY ID	DAYS	POLICY EXPIRES ON	
A 1	90	03/08/2026	



How doers get more done.

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

6951 00051 07495 12/01/25 12:41 PM  
SALE CASHIER SHARON

054000100604 SCOTT12PK <A> 14.48N  
SCOTT 1000 TOILET PAPER 12 ROLLS  
012587224373 FORCEFLEX 13 <A> 22.97N  
GLAD FF 13 GAL. TALL KITCHEN DRAWS

SUBTOTAL 37.45  
SALES TAX 0.00  
TAX EXEMPT TOTAL \$37.45  
XXXXXXXXXXXX2233 MASTERCARD USD\$ 37.45  
AUTH CODE 00149076511004 TA  
Chip Read Mastercard  
AID A0000000041010

P.O.#/JOB NAME: BAGS  
6951 12/01/25 12:41 PM



6951 51 07495 12/01/2025 9/51

RETURN POLICY DEFINITIONS  
POLICY ID 1 DAYS 90 POLICY EXPIRES ON 03/01/2026

0/BxfhjKtDh/-4 of 4-//RSW5-CART-B/next-1dc/0/1210-13:00/1210-07:05

A1-22

amazon.com



SBk3G6klph

Your order of December 9, 2025 (Order ID 113-4189599-0066629)

Qty.	Item	Item Price	Total
2	Clawsoff Christmas Coffee Cups 12 oz 120 Pack Corrugated Insulated Ripple Wall Disposable Paper Coffee Cups 12oz, To Go ... X004TAGI2R CF-LWB-12OZ-XM (Sold by Clawsoff-Store)	\$29.99	\$59.98
This shipment completes your order.		Subtotal	\$59.98
		Order Total	\$59.98
		Paid via credit/debit	\$59.98

Return or replace your item  
Visit Amazon.com/returns



0/Bk3G6klph/-2 of 2-//RSW5-CART-B/next-1dc/0/1210-13:00/1210-07:32

D3-179

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WM Supercenter  
813-633-1467 Mgr. MARK  
4928 STATE ROAD 674  
WIMAUMA FL 33598

ST# 01203 OP# 009009 TE# 09 TR# 03861

# ITEMS SOLD 18  
TC# 1654 3894 5505 7907 2133



10Z JP MM M	600699001540 F	1.47 N
10Z JP MM M	600699001540 F	1.47 N
10Z JP MM M	600699001540 F	1.47 N
10Z JP MM M	600699001540 F	1.47 N
GHIR CHOC	747599619020 F	5.96 N
CHOC SPK TUB	078742199250 F	3.96 X
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N
GV 1G DR	078742356240 F	1.37 N

SUBTOTAL	32.24
TAX1 7.5000 %	0.30
TOTAL	32.54
MCARD TEND	32.54
CHANGE DUE	0.00

MASTERCARD- 2233 I 1 APPR#013709  
32.54 TOTAL PURCHASE  
REF # U331J2702838  
AID A0000000041010  
TERMINAL # 22976797  
\*No Signature Required  
12/13/25 08:33:47



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WM Supercenter  
813-633-1467 Mgr. MARK  
4928 STATE ROAD 674  
WIMAUMA FL 33598

ST# 01203 OP# 009009 TE# 09 TR# 03863

# ITEMS SOLD 19  
TC# 8439 7612 5447 4087 9981 6



GV SUGAR CAN	078742434030 F	2.12 N
GV HH 320Z	605388187160 F	2.72 N
CREAMER	041271017880 F	4.88 N
GRTVALUE NAP	078742233560	2.34 X
DUNKIN 44CT	881334012800 F	35.94 N
GV GINBREAD	078742375160 F	4.47 N
FOAM CUPS	078742014490	1.72 X
FOAM CUPS	078742014490	1.72 X
GV 40PK	078742279090 F	5.47 N
GV 40PK	078742279090 F	5.47 N
DONUTS	200474000000 F	6.97 N
DONUTS	200100000000 F	6.97 N
KLX COOL	036000565220	2.28 X
KLX AV 1PK	036000545050	1.88 X
COFFEE CUP	872671002790	3.37 X
TABLECLOTHS	848405092270	4.96 X
TABLECLOTHS	848405092270	4.96 X
PAPER PLATES	196504218660	2.97 X
CS PACI CO	087684000950 F	3.47 X

SUBTOTAL	104.68
TAX1 7.5000 %	2.23
TOTAL	106.91
MCARD TEND	106.91
CHANGE DUE	0.00

MASTERCARD- 2233 I 1 APPR#013132  
106.91 TOTAL PURCHASE  
REF # 534715070902  
AID A0000000041010  
TERMINAL # 22976797  
\*No Signature Required  
12/13/25 08:36:20



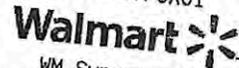
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C Creek.

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WM Supercenter  
813-633-1467 Mgr. MARK  
4928 STATE ROAD 674  
WIMAUMA, L 33598

ST# 01203 OP# 009009 TE# 09 TR# 03023

# ITEMS SOLD 10  
# 7486 9973 7737 6731 1579



WHT CUTLERY	078742187130	4.46 X
COFFEE STIR	078742159460	2.96 X
GV 9IN 50C	078742349350	3.16 X
STRAWS	078742092120	1.62 X
DXUL 50CT	042000166220	5.98 X
GV SUGAR CAN	078742434030 F	2.12 N
CREAMER	050000328420 F	2.77 N
IC TRAY W/LD	076753334410	1.58 X
IC TRAY W/LD	076753334410	1.58 X
BRUTE 55G	011217346750	14.98 X

SUBTOTAL	41.21
TAX1 7.5000 %	2.72
TOTAL	43.93
MCARD TEND	43.93
CHANGE DUE	0.00

MASTERCARD- 2233 I 1 APPR#002995  
43.93 TOTAL PURCHASE  
REF # 11E95W9138218  
AID AC000000041010  
TERMINAL # 22976797  
Signature Required  
12/02/25 09:29:01



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AI assistant

cypresscreekcdd.c...



# My Account

## BILLING ACTIVITY

Last 30 Days
  12-02-2025 to 01-02-2026

Cancel

manager@cypresscreekcdd.com

Email ▾

Print ▾

Your next monthly invoice date is: **January 6, 2026**

All activity Payments Invoices

Date	Description	Charge Amount
12/06/2025	<p><a href="#">Invoice #1765004780</a></p> <p><b>Constant Contact - Standard</b>            1001-2500 Contacts            Highest contact count: 2449            From 11/06/2025 to 12/06/2025</p> <p><b>Inbox Preview</b>            0-5 Inbox Preview            Max Period Inbox Preview: 0            From 11/06/2025 to 12/06/2025</p> <p><b>Email message overage fee</b>            Total Send Count: 33878            Email Overage Count: 3878            From 11/06/2025 to 12/06/2025</p> <p>Your Contact Tier is based on the highest number of active contacts you've had in your account since October 6, 2025. <a href="#">Learn more.</a></p>	<p>\$75.00</p> <p>\$10.00</p> <p>\$7.76</p> <p><b>Total</b> \$92.76</p>



## ORDER SUBMITTED

**ORDER # 43750116**

Order Date: 12/08/2025

Thank you for shopping with Uline! Your order has been successfully submitted.  
You will receive an email confirmation at [manager@cypresscreekcdd.com](mailto:manager@cypresscreekcdd.com) once this order has been processed.  
You will receive text message updates at: (813) 763-5321.

You will also receive an email with your new account information.  
Sign in to track shipments, change your password and pay invoices online.

### Order Details

#### Billing Address

Cypress Creek CDD  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

#### Shipping Address

Cypress Creek CDD  
7154 TRENT CREEK DR  
RUSKIN, FL 33573-0308

Ship Via: UPS GROUND

Will Ship: 12/08/2025

Payment Method: MasterCard

PO #:

Uline Account #: New Customer

Order Placed By: Jennifer Dunn

Special Instructions: ATTN Jenn Dunn

### Item Summary



Key for Stainless Steel Jumbo Tissue Dispensers  
H-5115

\$10.00 / EA

2

\$20.00



Key for Steel Toilet Tissue Dispenser  
H-2546-KEY

\$2.50 / EA

4

\$10.00

Subtotal =	\$30.00
Tax =	\$2.25
Shipping/Handling =	\$14.39
<b>Total =</b>	<b>\$46.64</b>



Final Details for Order #114-6090960-0155452

Order Placed: December 11, 2025  
Amazon.com order number: 114-6090960-0155452  
Order Total: \$36.94

Shipped on December 12, 2025		
Items Ordered		Price
1 of: <i>Cylindra Cabinet Locks with Keys, 5/8" Cam Locks Keyed Alike, Tool Box Lock for Truck Pickup Mailbox Cabinet Cam Lock Toolbox Lock Replacement Set, Zinc Alloy (20 Pack, 5/8 Inch)</i> Sold by: Cylindra - US ( <a href="#">seller profile</a> ) Condition: New		\$36.94
<b>Shipping Address:</b> Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	<b>Item(s) Subtotal:</b> <b>Shipping &amp; Handling:</b>	\$36.94 \$0.00
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total before tax:</b> <b>Sales Tax:</b>	\$36.94 \$0.00
	<b>Total for This Shipment:</b>	<b>\$36.94</b>

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 2233	<b>Item(s) Subtotal:</b> \$36.94 <b>Shipping &amp; Handling:</b> \$0.00
<b>Billing address</b> Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	<b>Total before tax:</b> \$36.94 <b>Estimated Tax:</b> \$0.00
	<b>Grand Total:</b> \$36.94
<b>Credit Card transactions</b>	MasterCard ending in 2233: December 12, 2025: \$36.94

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

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# Payment Receipt

Date: 12/11/2025 1:24pm

	Amount
#51150733 Cypress Creek CDD	\$1,221.02
<b>Current Payment</b> Type: credit TxnID: 1616449935 Transaction Type: Purchase Card Type: MasterCard Card Number: XXXXXXXXXXXX2233 Approval Code: 011434 Authorization Agreement: Buyer agrees to pay total amount above according to cardholder's agreement with issuer.	\$1,221.02

Bounce House Gals

4932 Aiprot Rd  
Zephyrhills, FL 33542

Thank you for your business. Please print this receipt for your records.

Use the link below to return to your contract.

[Return to Contract](#)



# INVOICE

**Santa PopPop LLC**  
915 Pennsylvania Avenue, Santa's Workshop of  
Florida, Lakeland, FL 33803, UNITED STATES  
Tax ID: 99-1163935  
SantaPopPop@yahoo.com; Website:  
SantaPopPop.com

**Invoice No#:** 0154  
**Invoice Date:** Sep 23, 2025  
**Due Date:** Dec 12, 2025



**PAID**

**\$0.00**

**AMOUNT DUE**

## BILL TO

Cypress Creek CDD  
Cypress Creek CDD  
3434 Colwell Ave, Suite 200, Tampa, FL 33614,  
UNITED STATES  
jdunn@rizzetta.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Santa PopPop, LLC visit balance This is the balance due on the day of the event. Saturday, Dec. 14th, 2:00 pm to 4:00 pm. Santa will sit for photos, talk to the kids, mingle if there is no line, and provide general merriment.  Please have a firm, straight back chair, bottled water, and shade if this is going to be outside. Santa cannot be in direct sunlight for his safety.	\$300.00	\$300.00
		Subtotal	\$300.00
		<b>TOTAL</b>	<b>\$300.00 USD</b>
		Amount paid	\$300.00
		<b>AMOUNT DUE</b>	<b>\$0.00 USD</b>

## NOTES TO CUSTOMER

Balance of the payment being made on the day of the event should be in a Christmas card for Mrs. Claus that the children can make, if possible. She loves to get those!

Updated COI will be emailed as soon as processing will allow. Should be by Oct 30th.

## ATTACHMENTS

W-9 10-25-2023.pdf ;Performer policy 10.13.25.pdf

Remittance Address:  
 Vanguard Cleaning Systems of Tampa Bay  
 3820 Northdale Blvd, suite #B-304  
 Tampa, FL 33624

# Invoice

Rizzetta & Company  
 PO Box 32414  
 Charlette, NC 28232

Issue Date	Invoice #
12/16/2025	116151

P.O. No.	Due Date
	<b>1/15/2026</b>

Description	Qty	Rate	Amount
Angel Soft Disp bath tissue	1	66.65	66.65T
SoftSoap Moisturizing Refill Gallon Unscented	1	18.65	18.65T
Coastwide Professional™ Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton	1	40.15	40.15T
Coastwide Professional™ 10 Gallon Trash Bag, 24" x 24", High Density, 6 mic, Natural, 20 Rolls	1	32.95	32.95T
Coastwide Professional™ 55-60 Gallon Trash Bag, 38" x 60", High Density, 22 mic, Black, 6 Rolls Delivered 12/13/2025 Location: Cypress Creek Pools - 7154 Trent Creek Dr. Sun City, FL 33573	1	72.50	72.50T

Subtotal: \$230.90

Sales Tax: (0.0%) \$0.00

Payments/Credits Applied: \$0.00

Accounts Receivables Manager:  
 Alyson Perkins  
 alperkins@vanguardcleaning.com  
 (813) 849-6500 x.207

**Invoice Total: \$230.90**

Paper checks mail to: 3820 Northdale Blvd, suite #B-304, Tampa, FL 33624  
 - We also accept ACH payments!

Remittance Address:  
Vanguard Cleaning Systems of Tampa Bay  
3820 Northdale Blvd, suite #B-304  
Tampa, FL 33624

# Invoice

Rizzetta & Company  
PO Box 32414  
Charlotte, NC 28232

Issue Date	Invoice #
12/17/2025	116157

P.O. No.	Due Date
	<b>1/16/2026</b>

Description	Qty	Rate	Amount
December Monthly Service Charge - First date of cleaning services 12/12/2025 Location: Cypress Creek Pools - 7154 Trent Creek Dr. Sun City, FL 33573	1	473.33	473.33T

Accounts Receivables Manager:  
Alyson Perkins  
alperkins@vanguardcleaning.com  
(813) 849-6500 x.207

Subtotal: \$473.33

Sales Tax: (0.0%) \$0.00

Payments/Credits Applied: \$0.00

**Invoice Total: \$473.33**

Paper checks mail to: 3820 Northdale Blvd, suite #B-304, Tampa, FL 33624  
- We also accept ACH payments!

Remittance Address:  
Vanguard Cleaning Systems of Tampa Bay  
3820 Northdale Blvd, suite #B-304  
Tampa, FL 33624

# Invoice

Rizzetta & Company  
PO Box 32414  
Charlette, NC 28232

Issue Date	Invoice #
1/1/2026	116212

P.O. No.	Due Date
	<b>1/31/2026</b>

Description	Qty	Rate	Amount
January (1/1/2026 - 1/31/2026) Monthly Service - Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, FL 33573	1	710.00	710.00T

Accounts Receivables Manager:  
Alyson Perkins  
alperkins@vanguardcleaning.com  
(813) 849-6500 x.207

Subtotal: \$710.00

Sales Tax: (0.0%) \$0.00

Payments/Credits Applied: \$0.00

**Invoice Total: \$710.00**

Paper checks mail to: 3820 Northdale Blvd, suite #B-304, Tampa, FL 33624  
- We also accept ACH payments!

# Wahoo Pools Group, Inc

6657 US 301  
Riverview, FL, 33578  
(813) 699-3282

**Invoice #:** 20251572  
**Invoice Date:** 12/18/2025  
**Due Date:** 1/1/2026

**Bill To:** Cypress Creek CDD  
Cypress Creek CDD3434 Colwell Avenue SUITE 200  
Tampa, FL 33614

LOCATION: 7109 Feather Wood Dr, Ruskin

Item	Description	Qty	Rate	Amount
Pool Service		1.00	\$2,000.00	\$2,000.00

LOCATION: 9770 Mulberry Marsh Ln,, Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service		1.00	\$1,500.00	\$1,500.00

LOCATION: 10202 Carp Holw Rd,, Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service		1.00	\$1,500.00	\$1,500.00

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

Subtotal: \$5,000.00  
Tax: \$0.00  
Total: \$5,000.00  
**Amount Due: \$5,000.00**

# Wahoo Pools Group, Inc

6657 US 301  
Riverview, FL, 33578  
(813) 699-3282

**Invoice #:** 20251767  
**Invoice Date:** 1/15/2026  
**Due Date:** 2/1/2026

**Bill To:** Cypress Creek CDD  
Cypress Creek CDD3434 Colwell Avenue SUITE 200  
Tampa, FL 33614

LOCATION: 7109 Feather Wood Dr, Ruskin

Item	Description	Qty	Rate	Amount
Pool Service		1.00	\$2,000.00	\$2,000.00

LOCATION: 10202 Carp Holw Rd,, Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service		1.00	\$1,500.00	\$1,500.00

LOCATION: 9770 Mulberry Marsh Ln,, Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service		1.00	\$1,500.00	\$1,500.00

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

Subtotal: \$5,000.00  
Tax: \$0.00  
Total: \$5,000.00  
**Amount Due: \$5,000.00**



# INVOICE

**Customer ID:**

**16-72058-83009**

**Customer Name:**

CYPRESS CREEK CDD

**Service Period:**

01/01/26-01/31/26

**Invoice Date:**

12/29/2025

**Invoice Number:**

0215142-2206-2

**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**

**Jan 28, 2026**

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

**Your Total Due**

**\$62.66**

If payment is received after 01/28/2026: **\$ 67.66**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
(137.34)		0.00		0.00		200.00		<b>62.66</b>

**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)
12/29/2025	0215142-2206-2	<b>16-72058-83009</b>
Payment Terms	Total Due	Amount
Total Due by 01/28/2026	\$62.66	
If Received after 01/28/2026	\$67.66	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$62.66.

2206000167205883009002151420000002000000000006266 5

I0290C29

CYPRESS CREEK CDD  
3434 COLWELL AVENUE  
TAMPA FL 33614

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

DETAILS OF SERVICE				
<b>Details for Service Location:</b> Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573-0308			<b>Customer ID: 16-72058-83009</b>	
Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	01/01/26		1.00	0.00
4 Yard Dumpster 2X Week	01/01/26		1.00	200.00
<b>Total Current Charges</b>				<b>200.00</b>

### GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

- 
**AutoPay**  
 Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)
- 
**Online**  
 Use [wm.com](http://wm.com) for quick and easy payments
- 
**By Phone**  
 Pay 24/7 by calling 866-964-2729

### HOW TO READ YOUR INVOICE



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

- 
 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 
 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 
 Service location details the total current charges of this invoice.

## New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



- Expanded payment options.**  
 Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.
- Anytime, anywhere payments.**  
 Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.
- Complete Hub for account activity.**  
 Continue to view and manage your bills directly from **My WM** ([wm.com/mywm](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.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to [RMCbankruptcy@wm.com](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)



DETAILS OF SERVICE				
<b>Details for Service Location:</b> Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573-0308			<b>Customer ID:</b> 16-72058-83009	
Description	Date	Ticket	Quantity	Amount
Prorated charges for Price Decrease - 4 Yard Dumpster 3X Week Effective from 11/11/25 through 11/30/25	11/11/25		1.00	(385.12) 0.00
Prorated charges for Price Decrease - Disposal 4 Yard Dumpster 3X Week Effective from 11/11/25 through 11/30/25	11/11/25		1.00	(256.63) 0.00
Prorated charges for Price Decrease - 4 Yard Dumpster 2X Week Effective from 11/11/25 through 11/30/25	11/11/25		1.00	133.33 0.00

**GREENER WAYS TO PAY**

Please choose one of these sustainable payment options:



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Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)



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



**By Phone**  
Pay 24/7 by calling 866-964-2729

**HOW TO READ YOUR INVOICE**

**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

**Service Location:** Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573-0308

- 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.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

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

**16-72058-83009**  
CYPRESS CREEK CDD  
12/01/25-12/31/25  
11/25/2025  
0205859-2206-3

<b>DETAILS OF SERVICE - continued</b>				
<b>Details for Service Location:</b> Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573-0308			<b>Customer ID: 16-72058-83009</b>	
Description	Date	Ticket	Quantity	Amount
Prorated charges for Price Decrease - Disposal 4 Yard Dumpster 3X Week Effective from 11/11/25 through 11/30/25	11/11/25		1.00	171.08 0.00
Disposal 4 Yard Dumpster 2X Week	12/01/25		1.00	0.00
4 Yard Dumpster 2X Week GATE CODE 6996	12/01/25		1.00	200.00
<b>Total Current Charges</b>				<b>(137.34)</b>



# INVOICE

**Customer ID:**

**23-22685-73003**

**Customer Name:**

CYPRESS CREEK K CDD

**Service Period:**

01/01/26-01/31/26

**Invoice Date:**

12/29/2025

**Invoice Number:**

0215749-2206-4

**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**

**Jan 28, 2026**

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

**Your Total Due**

**\$340.01**

If payment is received after 01/28/2026: **\$ 348.51**

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
310.50		(310.50)		0.00		340.01		<b>340.01</b>

**IMPORTANT MESSAGES**

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit [wm.com/billhelp](http://wm.com/billhelp) or contact us if you have any questions.

\*\*\*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)
12/29/2025	0215749-2206-4	<b>23-22685-73003</b>
Payment Terms	Total Due	Amount
Total Due by 01/28/2026	\$340.01	
If Received after 01/28/2026	\$348.51	

**\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\***  
 Your bank account will be drafted \$340.01.

2206000232268573003002157490000003400100000034001 1

I0290C29

**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	01/01/26		1.00	192.48
6 Yard Dumpster 1X Week	01/01/26		1.00	147.53
<b>Total Current Charges</b>				<b>340.01</b>

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Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)



**Online**

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



**By Phone**

Pay 24/7 by calling 866-964-2729

**HOW TO READ YOUR INVOICE**

**Your Total Due**  
**\$123.45**

11 payment(s) received since 10/25/2022: \$129.45

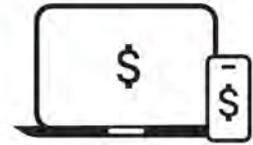
Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

Description: DIS Collection Total, MW STATE SOLID WASTE TAX @ 27%, COUNTY ENVIRONMENTAL CHARGE

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

**New Payment Platform**

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**Anytime, anywhere payments.**

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**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.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to [RMCbankruptcy@wm.com](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 8

**MINUTES OF MEETING**

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

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

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District was held on **Monday, 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 <i>(via phone)</i>	<b>District Counsel, Persson, Cohen, &amp; Mooney</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.

48 **THIRD ORDER OF BUSINESS** **Audience Comments**

49       The Board heard comments on parking on sidewalk and towing.

50

51 **FOURTH ORDER OF BUSINESS** **Staff Reports**

52

53 **A. Landscape Inspection Report & Landscaper’s Responses and Proposals**

54       Mr. Getz presented his report to the Board.

55

56 **B. Presentation of Aquatics Report**

57       There was a discussion that ensued on ponds in the community.

58

59 **C. Community Coordinator Report**

60       Mr. Rivera discussed his report with the Board.

61

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.

62

63       Ms. Dunn presented her report to the Board.

64

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.

65

66 **D. District Engineer Report**

67       The District Engineer was not present.

68

69 **E. District Counsel**

70       Mr. Cohen discussed his report with the Board.

71

72 **F. District Manager Report**

73       Mr. O’Nolan advised the Board that the next BOS meeting is scheduled for February  
74       17, 2026, at 7PM.

75

76 **FIFTH ORDER OF BUSINESS** **Review of Financial Statement for  
October 2025**

77

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

79

80 **SIXTH ORDER OF BUSINESS** **Approval of Operation & Maintenance  
Expenditures for October and  
November 2025**

81

82

83

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89 **SEVENTH ORDER OF BUSINESS** **Consideration of the Board of**  
90 **Supervisor’s Meeting Minutes held on**  
91 **December 30, 2025**  
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93

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

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95 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**  
96 The Board members requested that staff follow up on email forwarding from old  
97 email to new and not syncing.  
98

99 **NINTH ORDER OF BUSINESS** **Adjournment**

100  
101 Mr. O’Nolan stated that if there was no further business to come before the Board  
102 then a motion to adjourn would be in order.  
103

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

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Chair / Vice Chair

**MINUTES OF MEETING**

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

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

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District was held on **Tuesday, February 17, 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>
Mark Isley	<b>Maintenance Technician, Rizzetta &amp; Co., Inc.</b>
Austin Getz	<b>Representative, Getz Outdoor</b>
Andy Cohen	<b>District Counsel, Persson, Cohen, &amp; Mooney</b>

Audience

Present

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS**

**Audience Comments**

The Board heard comments on parking on sidewalk and towing.

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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Report & Landscaper’s Responses and Proposals**

Mr. Getz presented his report to the Board and discussed irrigation issues, water usage.

Mr. Getz to send the Board pictures of plants that did not survive.

**B. Community Coordinator Report**

Ms. Dunn and Mr. Isley presented their reports to the Board.

Ms. Dunn will switch her reports to bi-weekly.

On a Motion by M , seconded by M, 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.

On a Motion by M , seconded by M, 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.

**C. District Engineer Report**

Ms. Stewart presented her report to the Board.

**D. District Counsel**

Mr. Cohen presented his report to the Board and discussed Cardinal demand letter and response.

Mr. Cohen will work with the Chair and send one more response to Cardinal’s response to Demand letter.

**E. District Manager Report**

Mr. O’Nolan advised that the next Board of Supervisor’s meeting is on March 31, 2026, at 7:00 pm.

**FIFTH ORDER OF BUSINESS**

**Review of Financial Statement for  
November and December 2025**

**SIXTH ORDER OF BUSINESS**

**Approval of Operation & Maintenance  
Expenditures for **March 2025****

89 **SEVENTH ORDER OF BUSINESS** **Consideration of the Board of**  
90 **Supervisor’s Meeting Minutes held on**  
91 **January 20, 2026**  
92

On a Motion by Mr. Homme-Petit, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2025 (\$111,769.97) and the Meeting Minutes for the Board of Supervisors on January 20, 2026 as presented, for the Cypress Creek of Hillsborough County Community Development District.

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95 **EIGHTH ORDER OF BUSINESS** **Consideration of the 4<sup>th</sup> Quarter**  
96 **Website Audit**  
97

On a Motion by Mr. Hepburn, seconded by Ms. Fauci, with all in favor, the Board of Supervisors approved the 4<sup>th</sup> Quarter Website Audit as presented, for the Cypress Creek of Hillsborough County Community Development District.

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99 **NINTH ORDER OF BUSINESS** **Ratification of Signarama Invoice**  
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101

On a Motion by Mr. Martin, seconded by Mr. Homme-Petit, with all in favor, the Board of Supervisors approved the ratification of the Signarama Invoice, for the Cypress Creek of Hillsborough County Community Development District.

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103 **TENTH ORDER OF BUSINESS** **Consideration of Pool Repair**  
104

On a Motion by **Mr. Martin**, seconded by **Mr. Hepburn**, with all in favor, the Board of Supervisors approved the pool repair proposals with and NTE of \$30,000 or \$140,000, for Cypress Creek of Hillsborough County Community Development District.

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106 **ELEVENTH ORDER OF BUSINESS** **Discussion of Cell phone Stipend**  
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The Board requested to get more options.

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110 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests**  
111

Ms. Fauci requested 1099's for accounting and help with filing.

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114 **THIRTEETH ORDER OF BUSINESS** **Audience Comments**  
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The Board heard comments on Vines, Mailboxes and Water vine above ground.

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122 **FOURTEETH ORDER OF BUSINESS**                      **Adjournment**  
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124                      Mr. O’Nolan stated that if there was no further business to come before the Board  
125 then a motion to adjourn would be in order.  
126

On a Motion by Mr. Hepburn, seconded by Mr. Homme-Petit, 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

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Chair / Vice Chair

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## **Tab 9**



# 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*

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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**

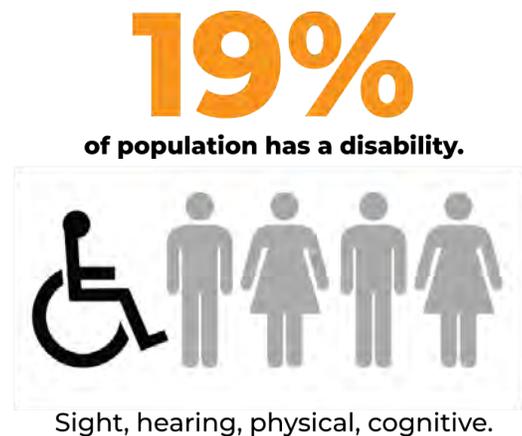
## Compliance Criteria

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/sitertools/>



## 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