



Rizzetta & Company

Cypress Creek Community Development District

**Board of Supervisors' Meeting
May 26, 2026**

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

www.cypresscreekcdd.org

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

7154 Trent Creek Drive Sun City Center, FL 33573

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

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

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

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

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

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

www.cypresscreekcdd.org

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

May 19, 2026

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek Community Development District will be held on **Tuesday, May 26, 2026, at 7:00 p.m.** at the Covington Park Clubhouse, **located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.** The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS & UPDATES**
 - A. Consideration of Landscaping Proposals..... Tab 1
 - B. Aquatics Report and Proposal Tab 2
 - C. Amenity Manager and Operations Report Tab 3
 - 1. Consideration of Pool Furniture Proposals..... Tab 4
 - 2. Consideration of Printer and IT Proposals Tab 5
 - D. District Engineer Report
 - E. District Counsel
 - F. District Manager Report Tab 6
 - 1. Announcement of Registered Voter Count Tab 7
- 4. BUSINESS ITEMS**
 - A. Discussion of the Fiscal Year 2026-2027 Budget
 - B. Consideration of Resolution 2026-02, Approving the Fiscal Year 2026-2027 Budget and Setting a Public Hearing..... Tab 8
 - D. Consideration of 1st Quarter Website Audit Tab 9
 - E. Consideration of Additional Cameras Proposal..... Tab 10
 - F. Consideration of Pool Sealing Proposal..... Tab 11
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for March 2026 Tab 12
 - B. Consideration of the Operation and Maintenance Expenditures for April 2026 Tab 13
 - C. Consideration of the Board of Supervisors Meeting Minutes for March 31 and April 21 Tab 14
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Respectfully,
Matt O Nolan
Matt O’Nolan
District Manager

Tab 1



May 18, 2026
Cypress Creek CDD

Contract No. - 8704

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Prune 311 Palm Trees

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Pruning total of 311 palm trees throughout property.	1.00	\$20,012.85	\$20,012.85
			\$20,012.85

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Palm Pruning	\$0.00	\$20,012.85
		\$0.00
		\$20,012.85

Sale	\$20,012.85
Sales Tax	\$0.00
Total	\$20,012.85

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"),

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benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves

and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be
Pine Lake Nursery & Landscape, LLC. • 12980 Tarpon Springs Road • Odessa, Page 3/5
FL 33556

executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer’s specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By  _____
Michael Dunbar

By _____

Date 5/18/2026

**Pine Lake Nursery & Landscape,
LLC.**

Date _____

Cypress Creek CDD



May 15, 2026
Cypress Creek CDD

Contract No. - 8707

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

3 Palm tree flush cut, removal and stump grind.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Flush Cut and Remove and Stump Grind 3 Palm Trees	1.00	\$2,788.50	\$2,788.50
			\$2,788.50

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Palm Tree Removal	\$0.00	\$2,788.50
		\$0.00
		\$2,788.50

Sale	\$2,788.50
Sales Tax	\$0.00
Total	\$2,788.50

Terms & Conditions

Payment Terms

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Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than

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Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

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By  _____
Michael Dunbar

By _____

Date 5/15/2026

**Pine Lake Nursery & Landscape,
LLC.**

Date _____
Cypress Creek CDD



May 18, 2026
Cypress Creek CDD

Contract No. - 8705

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Trim 218 Oak Trees

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Trimming of 218 Oak Trees, lifting canopy, remove any dead 2" or greater and building clearance if necessary.	1.00	\$31,174.00	\$31,174.00
			\$31,174.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Trim Oak Trees	\$0.00	\$31,174.00
		\$0.00
		\$31,174.00

Sale	\$31,174.00
Sales Tax	\$0.00
Total	\$31,174.00

Terms & Conditions

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Pine Lake Nursery & Landscape, LLC. • 12980 Tarpon Springs Road • Odessa, FL 33556 Page 1/5

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Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.


Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer’s specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By  _____
Michael Dunbar

By _____

Date 5/18/2026

**Pine Lake Nursery & Landscape,
LLC.**

Date _____

Cypress Creek CDD

Tab 2



Work Order	00966271	Account	Cypress Creek of Hillsborough CDD
Work Order	00966271	Contact	Mark Isley
Number		Address	7154 Trent Creek Drive Riverview, FL 33573 United States
Created Date	5/7/2026		

Work Details

Specialist	Treated ponds 1-9 for torpedo grass, Alligator weed, primrose, and pennywort. Treated ponds	Prepared By	Tabbitha Carter
Comments to	Customer		
	4-7 for algae. Applied blue dye to ponds 4 and 5. Collected trash from ponds 1-9.		

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Cypress Creek/Hils Ctycdd-Lake-ALL	WATER TEST - GENERAL	
Cypress Creek/Hils Ctycdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Collected trash from ponds 1-9
Cypress Creek/Hils Ctycdd-Lake-ALL	SHORELINE WEED CONTROL	Treated ponds 1-9 for shoreline weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	LITTORAL SHELF	Treated littoral shelf for shoreline weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	LAKE WEED CONTROL	Treated ponds 1-9 for submerged and floating weeds
Cypress Creek/Hils Ctycdd-Lake-ALL	DYE APPLICATION	Applied blue dye to ponds 4 and 5
Cypress Creek/Hils Ctycdd-Lake-ALL	ALGAE CONTROL	Treated ponds 4-7 for algae
Cypress Creek/Hils Ctycdd-Lake-ALL		



Mailing: Physical:
P.O. Box 11719 31st Ter E
Parrish, FL 34219 Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Cypress Creek CDD hereafter called "customer"

Customer: Cypress Creek CDD
C/O: Rizzetta & Company
Contact: Matt O'Nolan
Address: 3434 Colewell Ave unit 200, Tampa, Florida 33614
Email: monolan@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

Twenty (20) Waterways (68 Acres) at the Cypress Creek Community located in Sun City Center, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- 1. Shoreline Grass and Brush Control Included
2. Underwater, Floating and Algae Treatment Included
3. Algae call back service Included
4. All Services Performed by State Licensed Applicator Included
5. Treatment Report Issued After Each Visit Included
6. Use of EPA Regulated Materials Only Included
7. Storm structure vegetation management Included
8. Non-Construction trash removal (See Terms) Included

Monthly Service Amount: \$2,908.00
Total Annual Lake Maintenance Cost: \$34,896.00

Service shall consist of Twenty-Four (24) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 07/01/26 thru 06/30/27
Agreement will automatically renew as per Term and Conditions:

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By Date President, Sitex Aquatics llc. Date 05/04/2026

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

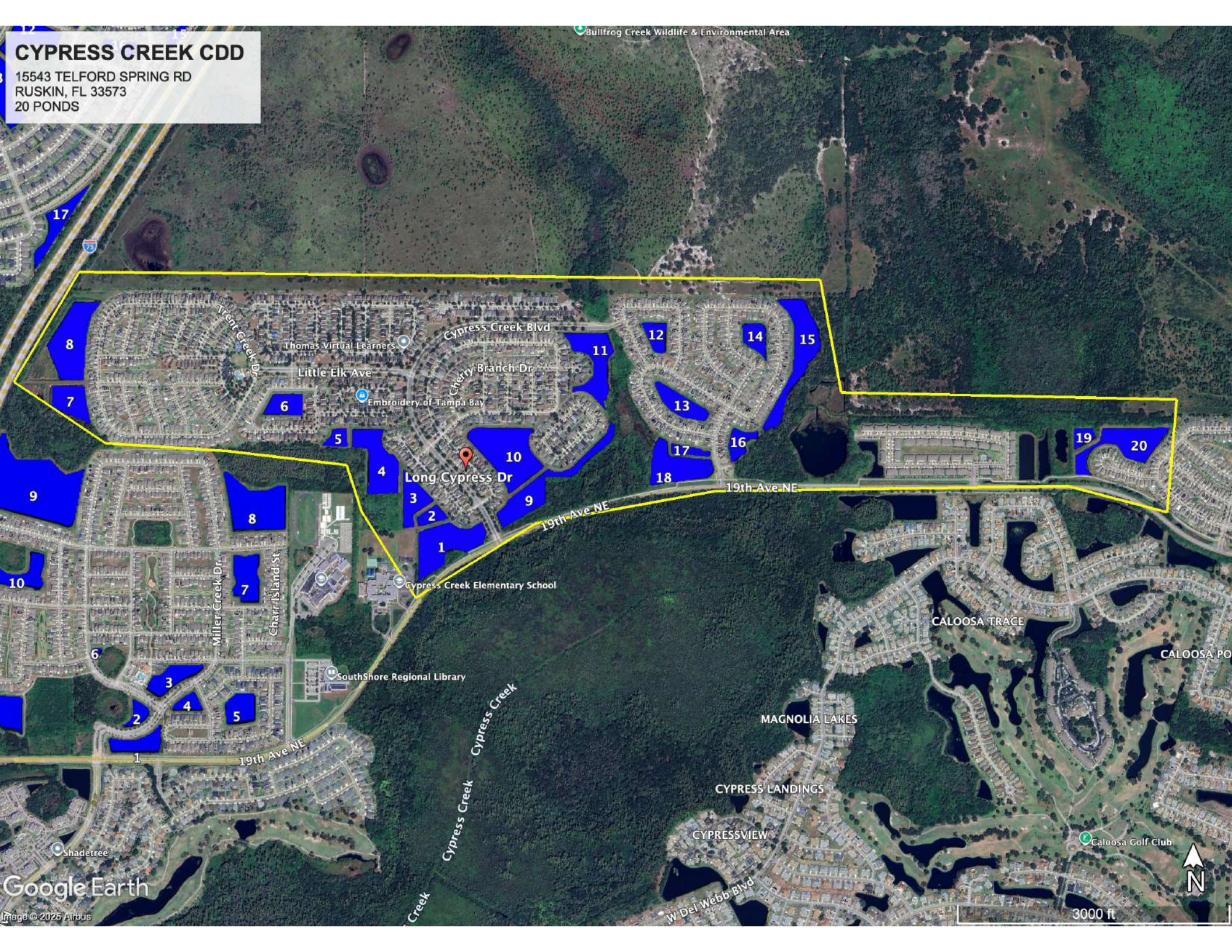
A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Proposal good for 60 days.

“NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I,E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY”

CYPRESS CREEK CDD

15543 TELFORD SPRING RD
RUSKIN, FL 33573
20 PONDS



Tab 3

Monthly Manager's Report May 2026

Rizzetta & Company
Cypress Creek CDD
Jennifer Dunn

Everyday Tasks – Office Staff

- Greeted, Welcomed, and Helped Residents who call or come into the office needing assistance. We continue to enforce policies set forth and help residents with best outcomes as needed and ensure rules are followed.
- Monitored amenity access activity and reviewed resident access concerns through the Brivo system. Processed new resident registrations and communicated community policies.
- Addressed resident amenity inquiries. Maintained active communication with residents through email correspondence, newsletters, and enumerate engage updates
- Staff continued to conduct routine property inspections to ensure safety, security, and overall site conditions

Operations

Operation Report for May 2026

- Spectrum bills were lowered at all three locations
- County Trash Cans removed from Maples Amenity Center
- Actively pursuing Pressure Washing Quotes insurance
- Working with Admiral furniture to get Quotes for Pool Furniture about warranty details. Several pieces at Main maybe re-slinged under warranty.
- Vendor Oversight: Continued monitoring of the GETZ Landscaping team as service continues to be inconsistent at times, both in staffing onsite and visible progress throughout the community. Irrigation repairs and overall beautification efforts at the amenity centers have moved slower than anticipated.
- Pine Lake has been in communication with the current team as preparations for transition continue.

Resident Engagement & Communications

- **Enumerate Engage registrations:** 420 household accounts (increase from 405 last month).
- **Constant Contact distribution:** 1,979 active email addresses.
 - Average open rate: **32%**
 - May Monthly newsletter open rate: **47% (did go out late)**
- Several new food trucks have recently visited the community. Continued resident participation and support helps attract and maintain a variety of food truck vendors for the neighborhood.

Amenity Operations & Safety

- Peak pool usage 1pm-7pm; pool currently closes at **7:30 PM**
- Security and Bus stop monitoring at the main amenity center is helpful
- Security being at the main pool daily is necessary
- Pool rules continue to be a challenge at community pools, with ongoing instances of residents and guests not adhering to established policies and procedures. Staff continues to actively monitor the facilities and reinforce rules in an effort to maintain a safe, secure, and enjoyable environment for all residents.
- 2 Pool Monitors Started at Cypress Main last week – training and ready for summer!

New Business Items

- Pool Furniture Quotes
- Printer for office – reduce ink costs
- Pressure Washing Proposals – If applicable
- Suspended Resident Access
- Resident Fencing concern
- Security Camera additions proposals

Rentals and Access Fob Fees Collected May 1 to date

5/17/202								
6	\$8.88	\$8.88	\$8.88	Point of Sale	\$8.88	Keyed	(\$0.46)	\$8.42
5/15/202								
6	\$415.00	\$415.00	\$415.00	Point of Sale	\$415.00	Keyed	(\$14.68)	\$400.32
5/11/202								
6	\$415.00	\$415.00	\$415.00	Point of Sale	\$415.00	Keyed	(\$14.68)	\$400.32
5/11/202								
6	\$415.00	\$415.00	\$415.00	Point of Sale	\$415.00	Keyed	(\$14.68)	\$400.32
5/11/202	(\$100.00)	(\$100.00)	(\$100.00)	Point of Sale	(\$100.00)	Keyed		(\$100.00)
6	)	)	)	Point of Sale	)	Keyed	\$0.00)
5/11/202	(\$300.00)	(\$300.00)	(\$300.00)	Point of Sale	(\$300.00)	Keyed		(\$300.00)
6	)	)	)	Point of Sale	)	Keyed	\$0.00)
5/10/202				Payment				
6	\$26.06	\$26.06	\$26.06	Link	\$26.06	Keyed	(\$1.16)	\$24.90
5/9/2026	\$8.45	\$8.45	\$8.45	Point of Sale	\$8.45	Keyed	(\$0.45)	\$8.00
5/9/2026	\$8.45	\$8.45	\$8.45	Point of Sale	\$8.45	Keyed	(\$0.45)	\$8.00
5/5/2026	\$8.45	\$8.45	\$8.45	Point of Sale	\$8.45	Keyed	(\$0.45)	\$8.00
5/5/2026	\$8.45	\$8.45	\$8.45	Point of Sale	\$8.45	Keyed	(\$0.45)	\$8.00
5/5/2026	\$415.00	\$415.00	\$415.00	Point of Sale	\$415.00	Keyed	(\$14.68)	\$400.32
	(\$300.00)	(\$300.00)	(\$300.00)	Point of Sale	(\$300.00)	Keyed		(\$300.00)
5/4/2026	)	)	)	Point of Sale	)	Keyed	\$0.00)
5/1/2026	\$415.00	\$415.00	\$415.00	Point of Sale	\$415.00	Keyed	(\$14.68)	\$400.32
5/1/2026	\$415.00	\$415.00	\$415.00	Point of Sale	\$415.00	Keyed	(\$14.68)	\$400.32

Square is easy to use and convenient. With the last 2 months' activity, I would recommend getting the physical card reader (we use an app on the iPad) in a cost savings effort to save in the long run on higher processing fees.

Monthly Field Operations Report May 2026

**Rizzetta & Company
Cypress Creek CDD**

Mark Isley – Field Ops Manager

Community Project Updates as of May 14, 2026

Completed / In Progress

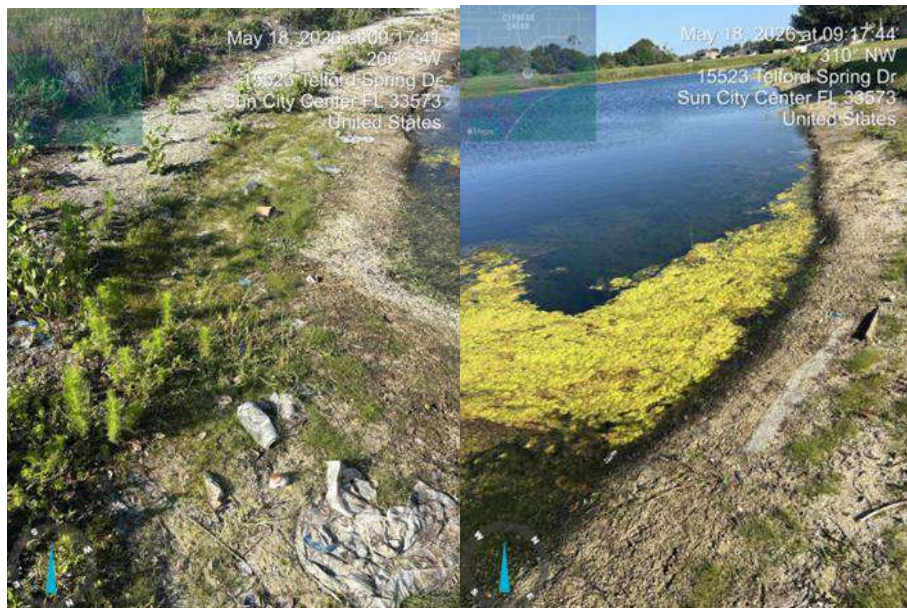
- Cooper pool rehab projects for all 3 pools are complete
- Still working on quotes for cost effective commercial grade pool furniture
- Trampoline removal is on the schedule (3 that are in ponds)
- I toured the community with several power washing vendors to get us to a starting point for in-house upkeep of district owned property
- Still touring the district ponds, still observing deficiencies in current vendors' scope, gathering quotes and scope of work from other local vendors
- Main pool paver repairs that were completed last month, incoming quotes to sand the joints and seal/clean the pavers to keep the pavers from sinking and edge lifting
- Fence vendor has quoted the aluminum gate coming from the parking lot at Main clubhouse towards dog park to secure that are for residents only, if approved this will require complete IT to install the FOB reader and tie into gate security
- I have counted the inoperable uplighting throughout the community and have a plan to address this in the upcoming week
- Daily refuse pick up in all district owned areas
- Communicate with the county on sidewalk and pothole repair
- Dog Station vendor is doing a fantastic job; I will be replacing a few of the older broken ones soon
- Ballenger water usage numbers have dropped substantially.....

Ponds

Several day a week pond inspections continue, vendor has been somewhat responsive to algae bloom treatment, still observing unwanted debris along most shorelines.

See Solitudes report and my attached photos

Pictures Taken 5/18/2026



Landscaping overview

Met with Pine Lake- They are familiar with the property, and we discussed the ongoing issues and have been put in communication with current vendor

Pine lake has been in communication with Ballenger also on dialing in the issues with the overwater usage

Current vendor has been on site for a few days a week and has been focusing on irrigation issues and weed control

After the rain last week, we did see some vitalization of turf and the district areas are being mowed

Pruning of Crepe Myrtles has been stopped and will be addressed at the proper time during the winter months

I know we are far behind schedule on the landscaping scope of services; hopeful the Pine lake team will assist us in getting back on track

Pine Lake's first day I will be onsite ready to assist with the many deficiencies with irrigation and landscape

Tab 4

ADMIRAL OUTDOOR

Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-56166-X-00006948

Created Date 5/14/2026

Opportunity Owner ADAM FARRELL

Prepared By ADAM FARRELL

Email adamf@admiral-outdoor.com

Bill To CYPRESS CREEK CDD
Bill to Address 3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
US

Ship To CYPRESS CREEK CDD
Ship to Address 7154 TRENT CREEK DR
SUN CITY CENTER, FL 33573-0308
US

Bill to Contact Name JEN DUNN 813.588.8824
and Phone

Ship to Contact JEN DUNN 813.588.8824
Name and Phone





A/P Email jdunn@rizetta.com

Payment Terms CUSTOMER SERVICE



FOB Point ORIGIN

Carrier BEST WAY

Est Ship Date 6/29/2026

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
MISCELLANEOUS	 No image available	MISC	\$0.00	1.00	\$0.00	CYPRESS MAIN POOL
9974		LOUNGE BACK REPLACEMENT SLING	\$0.00	14.00	\$0.00	
9972		LOUNGE SEAT REPLACEMENT SLING	\$0.00	14.00	\$0.00	
MISCELLANEOUS	 No image available	MISC	\$0.00	1.00	\$0.00	MAPLES POOL

ADMIRAL OUTDOOR

9972		LOUNGE SEAT REPLACEMENT SLING	\$0.00	6.00	\$0.00
9974		LOUNGE BACK REPLACEMENT SLING	\$0.00	6.00	\$0.00

Subtotal	\$0.00
Sales Tax	\$0.00
Total	\$0.00

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

A/P Contact: _____ Email: _____ Phone: _____

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards subject to a 3% processing fee. All furniture remains the property of Admiral Outdoor until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within three (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

ADMIRAL OUTDOOR

Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-56168-00006950

Created Date 5/14/2026

Opportunity Owner ADAM FARRELL

Prepared By ADAM FARRELL

Email adamf@admiral-outdoor.com

Bill To CYPRESS CREEK CDD
Bill to Address 3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
US

Ship To CYPRESS CREEK CDD
Ship to Address 7154 TRENT CREEK DR
SUN CITY CENTER, FL 33573-0308
US

Bill to Contact Name JEN DUNN 813.588.8824
and Phone

Ship to Contact JEN DUNN 813.588.8824
Name and Phone





A/P Email jdunn@rizetta.com

Payment Terms 50% DEPOSIT / BALANCE NET 30 DAYS



FOB Point ORIGIN

Carrier BEST WAY


Est Ship Date 6/22/2026

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
MISCELLANEOUS	 No image available	MISC	\$0.00	1.00	\$0.00	CYPRESS MAIN POOL
FSAL-5602		DINING ARM CHAIR	\$315.20	6.00	\$1,891.19	MAIN
118ALN-BO		18" ROUND ALUMINUM COCKTAIL TABLE - BOARDWALK PATTERN NO HOLE	\$200.89	3.00	\$602.67	MAIN
FR845FMC-A		7.5 FT FIBERGLASS MARKET UMBRELLA - CRANK/NO TILT - GRADE A	\$382.90	3.00	\$1,148.69	MAIN

ADMIRAL OUTDOOR

FR23		80LB RESIN COATED CONCRETE UMBRELLA BASE	\$158.30	3.00	\$474.90	MAIN
9973 - RE-SLING		RE-SLING CHAISE LOUNGE	\$150.89	4.00	\$603.54	MAIN
9975 - RE-SLING		RE-SLING CHAIR	\$108.25	3.00	\$324.76	MAIN
MISCELLANEOUS	 No image available	MISC	\$0.00	1.00	\$0.00	ORCHIDS POOL
11203SL		RELAXED SLING CHAISE LOUNGE	\$346.46	20.00	\$6,929.28	ORCHIDS POOL
118ALN-BO		18" ROUND ALUMINUM COCKTAIL TABLE - BOARDWALK PATTERN NO HOLE	\$200.89	2.00	\$401.78	BLACK
MISCELLANEOUS	 No image available	MISC	\$0.00	1.00	\$0.00	MAPLES TOWNHOMES POOL
11203SL		RELAXED SLING CHAISE LOUNGE	\$346.46	5.00	\$1,732.32	MAPLES POOL

ADMIRAL OUTDOOR

118ALN-BO		18" ROUND ALUMINUM COCKTAIL TABLE - BOARDWALK PATTERN NO HOLE	\$200.89	3.00	\$602.67	MAPLES
SHIPPING - NT		SHIPPING (NON TAX)	\$3,000.00	1.00	\$3,000.00	BOX TRUCK MAKING 3 STOPS, INCLUDES PICK UP OF RE-SLINGS

Subtotal	\$17,711.79
Sales Tax	\$1,103.38
Total	\$18,815.17

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

A/P Contact: _____ Email: _____ Phone: _____

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards subject to a 3% processing fee. All furniture remains the property of Admiral Outdoor until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within three (3) business days.

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A Brandon Business Machines Company

Tired of tech troubles derailing your business's success? Look no further! AssurITy Solutions is your ultimate partner for all things IT. We've got you covered from server management to cloud services, copier solutions, VOIP, and break/fix support. Say goodbye to IT worries and hello to seamless operations!



Managed Services for Servers and Desktops: Our expert team ensures your IT infrastructure runs like a well-oiled machine. From server optimizations to desktop maintenance, we keep your technology at its peak, so you can focus on your core business.



Cutting-Edge Cloud Services: Unlock limitless possibilities with our tailor-made cloud solutions. Whether you need storage, backup, or migration services, AssurITy's cloud experts have your back. Your data is secure and accessible from anywhere.



Hassle-Free Managed Copier Services: Don't let copier issues disrupt your workflow. With AssurITy's managed copier services, your office equipment is always ready for action. We handle maintenance, supplies, and everything in between.



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- **Tailored Solutions:** We understand that every business is unique. We create customized IT solutions that align with your specific needs and goals.
- **24/7 Support:** Emergencies don't wait for office hours. We're available around the clock to address your IT concerns promptly.
- **Cost-Efficiency:** AssurITy Solutions is committed to helping you save money in the long run with efficient, cost-effective solutions.
- **Peace of Mind:** With us by your side, you can rest assured that your IT infrastructure is secure, reliable, and optimized for success.

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Call (813) 540-4990 Today!



(813)689-1950



Information@Assurity.Solutions



<https://Assurity.Solutions>

Tab 5

**PROPOSED BY:**

Bryan Taylor
(813) 689-1950 ext.222
bryan.taylor@bbmusa.com
5/12/2026

PROPOSED FOR:

Jennifer Dunn
Cypress Creek CDD
813-588-8824
jdunn@rizzetta.com



Kyocera Taskalfa ma4500ci New Digital Color Copier MFP

- **8 Bit Color/Pantone Certified**
- **Standard Network Print**
- **Standard Network Scan (80 pages per minute)**
- **47 Pages Per Minute, Full Color and Black and White**
- **USB Host Port (print/scan/advanced features)**
- **Auto Document Feeder**
- **Limitless Duplex**
- **One 500 Sheet Letter and Legal-Size Drawers**
- **100 Sheet Universal Bypass**
- **Hypas Enabled for Kyocera Business Apps**
- **Apple Air Print, Google Cloud Print, Kyocera Mobile Print**
- **Standard 320 GB Hard Drive, 4.0 GB RAM, 8 GB SSD**



\$3,500.00

3 Year FMV Lease = \$125.00 per month

5 Year FMV Lease = \$80.00 per month

The above pricing does not include any applicable taxes. This proposal is valid for 30 days from 5/12/2026 unless extended in writing by Brandon Business Machines.

BRANDON BUSINESS machines



PROPOSED BY:

Bryan Taylor
(813) 689-1950 ext.222
bryan.taylor@bbmusa.com
5/12/2026

PROPOSED FOR:

Jennifer Dunn
Cypress Creek CDD
813-588-8824
jdunn@rizzetta.com



Maintenance Agreement

Purchase Color Toner as Needed

\$24.00 per month with 2,000 pages per month black and white included. Overages will be billed at \$0.012 per page.

Includes all toner, parts, labor, service calls, 4-hour response time, preventative maintenance calls, drums and supplies except for paper, color toner and staples. Brandon Business Machines will launch our monitoring software which will automatically alert us when any toner levels have reached 15% and we will deliver to you. We will also be automatically alerted to jam issues and error codes.

The above pricing does not include any applicable taxes. This proposal is valid for 30 days from 5/12/2026 unless extended in writing by Brandon Business Machines.

“Our Business Is Taking Care of Your Business”

BRANDON BUSINESS machines




PROPOSED BY:

Bryan Taylor
 (813) 689-1950 ext.222
bryan.taylor@bbmusa.com
 5/12/2026

PROPOSED FOR:

Jennifer Dunn
 Cypress Creek CDD
 813-588-8824
jdunn@rizzetta.com



Use This Checklist To Compare Copier Providers Before You Make Your Decision	Company A _____	Company B _____	
Do they answer their phones live?			✓
Do they have a written, guaranteed 4-hour response time to support tickets you submit?			✓
Do they provide FREE shipping for toner & supplies?			✓
Do they send the same trusted technician for all your service calls?			✓
Do their technicians arrive on time and dressed professionally?			✓
Do they provide detailed invoices explaining what you are paying for?			✓
Do they offer Three-Tier Color billing so your print cost is based on your actual color usage?			✓
Have they been in business for over 36 years?			✓
Do they monitor your network connected copiers and printers so they can respond quicker to problems as well as automatically deliver toner and supplies when needed?			✓
Are they authorized by the manufacture for the machines they sell and service?			✓
Are their technicians required to receive ongoing factory training?			✓
Do their technicians visit for regularly scheduled preventative maintenance?			✓
Do they stock a large inventory of parts and supplies to minimize down time?			✓
Do they have their own in-house IT support?			✓
Do they have service support from the manufacturer?			✓
Do their maintenance fees remain the same for the duration of the lease (if leasing)?			✓
Do they have all of their manufacturer’s current models available?			✓
Do they offer new and reconditioned equipment?			✓
Do they provide a written satisfaction guarantee for all reconditioned equipment?			✓
Will they shop multiple lease companies to find the best lease program for you?			✓
Will they remind you to send a letter of intent to the lease company before the end of the term as well as help you with end of lease options?			✓
Your Choice...			✓

The above pricing does not include any applicable taxes. This proposal is valid for 30 days from 5/12/2026 unless extended in writing by Brandon Business Machines.

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You have the right to expect us to value your time. We pledge that a person will always answer your phone call during our business hours. Auto-attendant and voicemails will only be a last resort. We further pledge a fast response and resolution on any equipment and technology-related problem you may be experiencing. We are committed to respond to your request for help within 4 business hours or less during a work week. We will also show up to our scheduled appointments on time, and to give you as much advance notice as possible when we cannot be there as promised due to a circumstance beyond our control.

You have the right to get answers to your questions in PLAIN ENGLISH. We pledge to never use "geek speak" or talk down to our clients regarding a technical topic.

You have the right to expect exceptional services from friendly people who appreciate you as a client and as a business partner. We pledge to always treat you and your team with the utmost level of courtesy, professionalism and respect at all times.

You have the right to expect us to lead the way in looking for and recommending the appropriate equipment and technologies to attune to your business needs, improve your profitability and productivity, and to protect your business assets. We pledge to stay on the cutting edge of innovation, cybersecurity, document solutions, telecommunications, and office productivity tools so you are always presented with the best-in-class options.

You have the right to individualized attention and to know who is touching your equipment, network and data. We pledge to always have a dedicated team member who knows you, your company and your preferences. All our team members are trained and certified in their respective fields of specialization.

You have the right to understand every aspect of your equipment, hardware and software assets. We pledge to provide full and complete documentation of all equipment, data and systems, as well as complete administrative functionality so you never feel "shackled" to your service-provider.

You have the right to receive accurate invoices. We pledge to always deliver on time and on agreed terms, and never surprise you with hidden fees, extra charges and overages that you have not signed up for.

You have the right to know the status of your account and support requests at any time during business hours. We pledge to provide secure access to status and service reports and to communicate the progress of resolving any issue. You will never ever have to manage us or remind us of the promises we've made.

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Kyocera Taskalfa ma4000cifx **New Digital Color Copier MFP**

- **8 Bit Color/Pantone Certified**
- **Standard Network Print**
- **Standard Network Scan (80 pages per minute)**
- **42 Pages Per Minute, Full Color and Black and White**
- **USB Host Port (print/scan/advanced features)**
- **Auto Document Feeder**
- **Limitless Duplex**
- **One 250 Sheet Letter and Legal-Size Drawer**
- **100 Sheet Universal Bypass**
- **Stand for Height (Not Pictured)**
- **Hypas Enabled for Kyocera Business Apps**
- **Apple Air Print, Google Cloud Print, Kyocera Mobile Print**
- **Standard 320 GB Hard Drive, 4.0 GB RAM, 8 GB SSD**



\$2,395.00

or

3 Year FMV Lease = \$80.00 per month

(Additional 500 sheet drawers can be purchased at \$249.00 per drawer.)

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Maintenance Agreement

Purchase Color Toner as Needed

\$24.00 per month with 2,000 pages per month black and white included. Overages will be billed at \$0.012 per page.

Includes all toner, parts, labor, service calls, 4-hour response time, preventative maintenance calls, drums and supplies except for paper, color toner and staples. Brandon Business Machines will launch our monitoring software which will automatically alert us when any toner levels have reached 15% and we will deliver to you. We will also be automatically alerted to jam issues and error codes.

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Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 30th @ 7pm
- **Next General Election:** November 2026
- **Quarterly Website Compliance Audit: Completed, 100% in compliance**

**District
Manager's
Report**

May 26 @ 7pm

2026

CYPRESS CREEK

FINANCIAL SUMMARY

4/30/2026

General Fund Cash & Investment Balance: \$1,044,524

Reserve Fund Cash & Investment Balance: \$263,973

Debt Service Fund Investment Balance: \$2,234,644

Total Cash and Investment Balances: \$3,543,141

General Fund Expense Variance: \$34,100 Over Budget

Tab 7



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Cypress Creek CDD	4135

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



Tab 8

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Creek of Hillsborough County Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (collectively the “**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____, 2026

HOUR: 7:00 PM

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to applicable authorities including Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the

District’s website at least two days before the budget hearing date as set forth in Section 2, and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____ 2026.

ATTEST:

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

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2026/2027

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2026/2027

Tab 9



Quarterly Compliance Audit Report

Cypress Creek

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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<i>ADA Accessibility</i>	2
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Florida F.S. 189.069 Requirements	5

Helpful information:

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

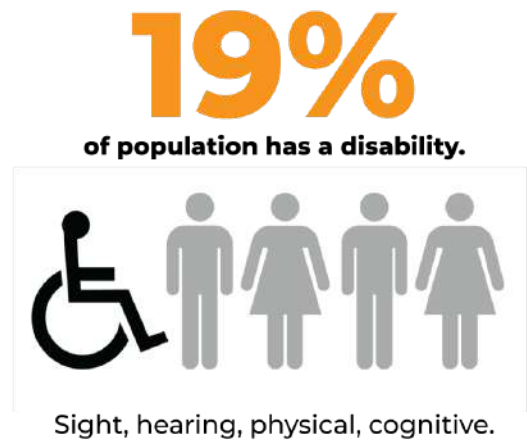
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 10



Additional Cameras

Prepared for: Cypress Creek CDD

Created by: Thomas Giella

Email: Thomas@completeit.io

Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hi Cypress Creek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.

Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.





Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

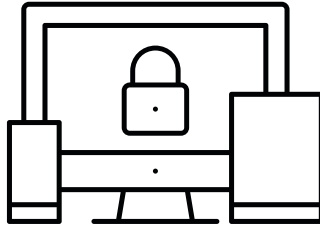
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

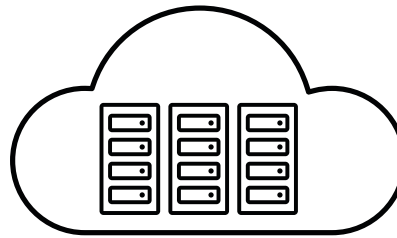


Comprehensive Security

Triple Redundancy

Encryption at Rest

Highly Scalable Infrastructure



Eagle Eye Data Center

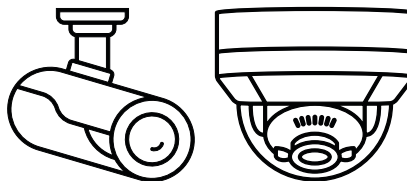
Complete Privacy Encryption™

Intelligent Bandwidth Management™



Motion Detection

Local Video Buffering



Extensive Compatibility with IP & Analog Cameras

Proposal Pricing Overview

Complete I.T. Camera Proposal

Main Clubhouse	Price
<p>Additional Cameras</p> <ul style="list-style-type: none">• (9) EEN DT03 Cameras with Starlight• (2) CAT6• (4) Outdoor CAT6• (1) Fiber• 280ft trench to be sued for multiple equipment locations<ul style="list-style-type: none">• Same trench will be used new pole by playground, new pole in front of dog park cameras, existing pole for rear pool gate cameras, new access control gate being installed just passed playground on sidewalk to rear parking lot.• (2) 13ft above ground black aluminum poles• (2) CIT DT03 Mounts• Nema Enclosure• POE Port switch with SFP• Brivo Expansion Board• Magnetic lock• Rex button• Brivo reader• 6ft black aluminum post• (2) Composite Cable• Labor	\$25,691.00

Estimated Project Total \$25,691.00

Software Licenses:

Clubhouse Camera System	Price	QTY	Subtotal
Eagle Eye VMS PR1 Management Edition Monthly <ul style="list-style-type: none">• Price is per camera per month (CMVR only)• Minimum 30-day retention as required by Florida state law and 30-days backup to cloud preview stream	\$9.50	6	\$57.00
Brivo	\$18.50	1	\$18.50
<input type="checkbox"/> (Optional) Night Time Camera Monitoring (per camera)	\$125.00	8	\$1,000.00

Additional Monthly Licensing \$75.50

PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (14) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (30) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (30) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. If a support request is submitted by the Customer after normal business hours of operation, or during a Holiday, the client will be billed at one and one-half (1.5) times the normal per hour tech labor rate, no exclusions, and will be labeled in the ticket and invoice

as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.

7. Technician Time Rates:

1. Cameras & Access Control Systems: \$165 per hour

8. Customer may submit support requests as follows: by calling (813) 444-4355, by emailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.

9. Vendor holds a **"NO REFUNDS"** policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach

Tab 11



KERN PAVER SOLUTIONS

12563 23RD STREET EAST
 PARRISH, FL 34219
 TODD@KERNPAVERSOLUTIONS.COM
 (941)447-2962

INVOICE # 2680
 DATE 4-29-26
 *EXPIRES 30 Days After Date

CUSTOMER INFORMATION:	
NAME <u>Cypress Creek CDD</u>	PHONE <u>813.514.0400</u>
ADDRESS <u>3434 Colwell Avenue</u>	E-MAIL <u>Misley@Fizzezza.com</u>

SERVICES	SQ. FOOTAGE	DESCRIPTION	LINE TOTAL
Driveway			
Pool Deck ✓	<u>17,936</u>	<u>clean, sand, seal stone show X1</u>	
stripping		<u>Sealthane X2</u>	
sand			
relay/repair		<u>chem + rust + EF/D + Gum</u>	
house/roof wash			<u>\$35,872.00</u>
other			
		<u>past work</u>	<u>-5000</u>
		<u>Term 50% upfront 50% Once complete</u>	
		<u>\$15,436.00</u>	
		SUBTOTAL	<u>\$30,872.00</u>
		SALES TAX	
		TOTAL	

THANK YOU FOR YOUR BUSINESS!



KERN PAVER SOLUTIONS

PAVER SEALING PROCESS:

A quality paver sealing job starts with the inspection during the estimate process. We look for paver surface damage, drainage issues, the use of improper sand and staining caused by rust, grease from BBQ grills or Efflorescence. This allows us to custom tailor our process to your specific needs. The following is a list of steps we take to produce the best possible result for your pavers.

- ❖ **Chemical Treatment:** This application kills any organic growth on the surface of the pavers and within the sand joints on contact.
- ❖ **Surface Cleaning:** We use the latest technology to thoroughly clean the pavers with water temps up to 290 degrees.
- ❖ **Chemical Stain removing:** Any staining found during the inspection process will be treated at this point.
- ❖ **Re-Sanding:** A course grain kiln dried sand is now applied using a "Wet sanding" Technique. This process takes longer but is the best way to assure sand is properly secured and locked into the joints before sealing.
- ❖ **Heavy coat:** A heavy application of sealer is applied to the pavers and sand joints locking in place once cured.
- ❖ **Top coats:** Additional coats add layers of protection from the sun, rain and organic life.

THANK YOU FOR YOUR BUSINESS!

1-Year Warranty

Your sealed pavers are covered by Kern Paver Solutions 1-year water bead warranty. This warranty covers defects in workmanship and material failure such as cracking, peeling or turning yellow for a period of 1 year. All repairs deemed necessary by Kern Paver Solutions due to workmanship will be repaired free of charge.

This warranty excludes damages caused by any of the following - failure of any previous coating or sealer, sub-surface failure from sand erosion, improper drainage or damages caused by customer neglect or abuse. According to the I.C.P.I (Interlocking Concrete Pavement Institute) efflorescence is a natural process, therefore will not be warranted. The proper sealing of concrete pavers can slow down or completely stop the efflorescence process.

No claim is expressed or implied that we can totally remove all the stains prior to the application of sealer. We remove as much as possible with today's technology. No definite claim is expressed on how long a sealer will last (condition, quality and how well the pavers are maintained can affect the service life of the sealer). Due to heavy rains, improperly placed down spouts and irrigation spray, some sand may become loose or wash out. This is normal and cannot be avoided. In some cases the surface of the paver can become slippery when sealed which we cannot be liable for. This is the only warranty provided by Kern Paver Solutions.

THANK YOU FOR YOUR BUSINESS!

Tab 12



Rizzetta & Company

Cypress Creek of Hillsborough County Community Development District

**Financial Statements
(Unaudited)**

March 31, 2026

Prepared by: Rizzetta & Company, Inc.

**cypresscreekcdd.org
rizzetta.com**

Cypress Creek of Hillsborough County Community Development District

Balance Sheet
As of 03/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,139,100	0	5,165	1,144,264	0	0
Investments	1	263,270	2,203,903	2,467,175	0	0
Accounts Receivable	36,350	0	34,955	71,305	0	0
Prepaid Expenses	709	0	0	709	0	0
Fixed Assets	0	0	0	0	13,694,928	0
Amount Available in Debt Service	0	0	0	0	0	2,244,023
Amount To Be Provided Debt Service	0	0	0	0	0	11,730,977
Total Assets	1,176,160	263,270	2,244,023	3,683,453	13,694,928	13,975,000
Liabilities						
Accounts Payable	40,171	0	0	40,171	0	0
Accrued Expenses	4,895	0	0	4,895	0	0
Other Current Liabilities	98,988	0	0	98,988	0	0
Due To Other	500	0	0	500	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,975,000
Deposits Payable	1,500	0	0	1,500	0	0
Total Liabilities	146,054	0	0	146,054	0	13,975,000
Fund Equity & Other Credits						
Beginning Fund Balance	365,554	103,236	1,014,626	1,483,416	0	0
Investment In General Fixed Assets	0	0	0	0	13,694,928	0
Net Change in Fund Balance	664,553	160,034	1,229,397	2,053,984	0	0
Total Fund Equity & Other Credits	1,030,107	263,270	2,244,023	3,537,400	13,694,928	0
Total Liabilities & Fund Equity	1,176,160	263,270	2,244,023	3,683,453	13,694,928	13,975,000

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	527	527
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,442,415	12,538
Other Misc. Revenues				
Facilities Rentals	2,500	1,250	764	(486)
Interest Earnings	100	100	0	(100)
Miscellaneous Revenue	0	0	174	174
Total Revenues	<u>1,432,477</u>	<u>1,431,227</u>	<u>1,443,880</u>	<u>12,653</u>
Expenditures				
Legislative				
Supervisor Fees	10,000	5,000	5,200	(200)
Total Legislative	<u>10,000</u>	<u>5,000</u>	<u>5,200</u>	<u>(200)</u>
Financial & Administrative				
Accounting Services	22,000	11,000	11,000	0
Administrative Services	4,400	2,200	2,200	0
Arbitrage Rebate Calculation	1,200	600	0	600
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	0	0	0
Dissemination Agent	2,000	2,000	1,000	1,000
District Engineer	2,500	1,250	4,444	(3,194)
District Management	24,200	12,100	12,100	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,400	2,200	2,200	0
General Liability & Property Insurance	103,449	103,449	57,552	45,897
Legal Advertising	2,500	1,250	1,451	(201)
Office Supplies	500	250	2,138	(1,888)
Postage & Delivery	500	250	0	250
Room Rentals Expense	1,100	550	0	550
Trustees Fees	9,734	4,867	3,547	1,320
Website Hosting, Maintenance, Backup & E	2,400	2,400	4,325	(1,925)
Total Financial & Administrative	<u>189,758</u>	<u>149,541</u>	<u>107,132</u>	<u>42,409</u>
Legal Counsel				
District Counsel	20,000	10,000	24,172	(14,172)
Total Legal Counsel	<u>20,000</u>	<u>10,000</u>	<u>24,172</u>	<u>(14,172)</u>
Electric Utility Services				
Utility - Electricity	11,400	5,700	694	5,006
Utility - Street Lights	206,000	103,000	98,936	4,064
Utility Services	25,000	12,500	15,879	(3,379)
Total Electric Utility Services	<u>242,400</u>	<u>121,200</u>	<u>115,509</u>	<u>5,691</u>
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	6,785	3,607	3,178

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 03/31/2026 YTD Budget	Year To Date 03/31/2026 YTD Actual	YTD Variance
Total Garbage/Solid Waste Control Services	13,570	6,785	3,607	3,178
Water-Sewer Combination Services				
Utility Services	15,000	7,500	8,151	(651)
Total Water-Sewer Combination Services	15,000	7,500	8,151	(651)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	11,910	0	11,910
Mitigation Area Monitoring & Maintenance	3,200	1,600	12,071	(10,471)
Water Quality Monitoring & Testing	2,904	1,452	1,750	(298)
Total Stormwater Control	29,924	14,962	13,821	1,141
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	6,720	8,040	(1,320)
Field Manager	15,600	7,800	0	7,800
Holiday Decorations	7,000	3,500	0	3,500
Irrigation Maintenance & Repair	10,000	5,000	1,464	3,536
Landscape Inspection Services	15,600	7,800	7,800	0
Landscape Maintenance	344,000	172,000	180,900	(8,900)
Landscape Replacement Plants, Shrubs, Tr	45,000	22,500	1,250	21,250
Maintenance & Repairs	35,000	17,500	20,040	(2,540)
Miscellaneous Contingency	20,000	10,000	1,421	8,579
Pressure Washing	10,000	5,000	750	4,250
Total Other Physical Environment	515,640	257,820	221,665	36,155
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	4,500	3,371	1,129
Amenity Management Service Contracts	208,553	104,276	117,703	(13,426)
Dues, Licenses & Fees	825	413	80	332
Furniture Repair & Replacement	5,000	2,500	0	2,500
Gate Phone	2,010	1,005	0	1,005
Internet/WiFi	6,180	3,090	3,262	(172)
Janitorial Service	15,000	7,500	4,171	3,329
Pest Control	3,390	1,695	1,680	15
Pool Repair & Maintenance	1,500	750	10,385	(9,635)
Pool Service Contract	34,800	17,400	33,147	(15,747)
Security Camera Maintenance	6,768	3,384	6,519	(3,135)
Security Services & Patrols	88,159	44,079	57,929	(13,850)
Total Parks & Recreation	381,185	190,592	238,247	(47,655)
Special Events				
Special Events	10,000	5,000	10,169	(5,169)
Total Special Events	10,000	5,000	10,169	(5,169)
Contingency				
Miscellaneous Contingency	5,000	2,500	31,654	(29,154)
Total Contingency	5,000	2,500	31,654	(29,154)
Total Expenditures	1,432,477	770,900	779,327	(8,427)

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Total Excess of Revenues Over(Under) Expenditures	0	660,327	664,553	4,226
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>365,554</u>	<u>365,554</u>
Total Fund Balance, End of Period	<u>0</u>	<u>660,327</u>	<u>1,030,107</u>	<u>369,780</u>

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,621	3,621
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Other Misc. Revenues				
Interest Earnings	100	50	0	(50)
Total Revenues	<u>173,063</u>	<u>173,013</u>	<u>176,584</u>	<u>3,571</u>
Expenditures				
Contingency				
Bank Fees	800	400	0	400
Capital Outlay	273,288	136,644	16,550	120,094
Total Contingency	<u>274,088</u>	<u>137,044</u>	<u>16,550</u>	<u>120,494</u>
Total Expenditures	<u>274,088</u>	<u>137,044</u>	<u>16,550</u>	<u>120,494</u>
Total Excess of Revenues Over(Under) Ex-	<u>(101,025)</u>	<u>35,969</u>	<u>160,034</u>	<u>124,065</u>
penditures				
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
Total Other Financing Sources(Uses)	<u>101,025</u>	<u>101,025</u>	<u>0</u>	<u>(101,025)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>103,236</u>	<u>103,236</u>
Total Fund Balance, End of Period	<u>0</u>	<u>136,994</u>	<u>263,270</u>	<u>126,276</u>

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

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	23,265	23,265
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,531,863	11,893
Total Revenues	<u>1,519,971</u>	<u>1,519,971</u>	<u>1,555,128</u>	<u>35,158</u>
Expenditures				
Debt Service				
Interest	664,971	332,486	341,147	(8,662)
Principal	855,000	0	0	0
Total Debt Service	<u>1,519,971</u>	<u>332,486</u>	<u>341,147</u>	<u>(8,662)</u>
Total Expenditures	<u>1,519,971</u>	<u>332,486</u>	<u>341,147</u>	<u>(8,662)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>1,187,485</u>	<u>1,213,981</u>	<u>26,496</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>915,774</u>	<u>915,774</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,187,485</u>	<u>2,129,755</u>	<u>942,270</u>

See Notes to Unaudited Financial Statements

753 Debt Service Fund 32017A **Cypress Creek of Hillsborough County Community Development District**

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,805	1,805
Special Assessments				
Tax Roll	21,393	21,393	21,561	167
Total Revenues	<u>21,393</u>	<u>21,393</u>	<u>23,366</u>	<u>1,972</u>
Expenditures				
Debt Service				
Interest	16,393	8,196	7,950	247
Principal	5,000	0	0	0
Total Debt Service	<u>21,393</u>	<u>8,196</u>	<u>7,950</u>	<u>247</u>
Total Expenditures	<u>21,393</u>	<u>8,196</u>	<u>7,950</u>	<u>247</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>13,197</u>	<u>15,416</u>	<u>2,219</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>98,852</u>	<u>98,852</u>
Total Fund Balance, End of Period	<u>0</u>	<u>13,197</u>	<u>114,268</u>	<u>101,071</u>

See Notes to Unaudited Financial Statements

Cypress Creek CDD

Investment Summary

March 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 263,270
Total Reserve Fund Investments		\$ 263,270
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 1,746,510
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	38,711
US Bank Series 2017A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	75,000
Total Debt Service Fund Investments		\$ 2,203,903

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 03/01/2026 to 03/31/2026

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
753, 178	753-001	753 General Fund	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	36,349.73
Sum for 753, 178							36,349.73
753, 180	753-200	753 Debt Service Fund S2015 A-1	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	34,470.44
Sum for 753, 180							34,470.44
753, 181	753-201	753 Debt Service Fund S2017A	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	485.17
Sum for 753, 181							485.17
Sum for 753							71,305.34
Sum Total							71,305.34

See Notes to Unaudited Financial Statements

**Cypress Creek of Hillsborough County Community Development District
Summary A/P Ledger
From 03/01/2026 to 03/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753, 178					
753 General Fund	03/24/2026	Charter Communica- tions	2396186032426	7154 Trent Creek Dr 03/26	159.95
753 General Fund	03/24/2026	Hillsborough County BOCC	6932917329	9770 Mulberry Marsh LN 02/26	111.01
753 General Fund	03/24/2026	Hillsborough County BOCC	4395900000	BOCC Summary 4395900000 02/26	664.57
753 General Fund	03/31/2026	Jason Hepburn	JH033126	Board of Supervisor Meeting 03/31/2026	200.00
753 General Fund	03/31/2026	Joel Martin	JM033126	Board of Supervisor Meeting 03/31/2026	200.00
753 General Fund	03/31/2026	Reece Thomas	RT033126	Board of Supervisor Meeting 03/31/2026	200.00
753 General Fund	03/27/2026	Rizzetta & Company, Inc.	INV0000108173	Personnel Reimburse- ment 03/26	10,100.62
753 General Fund	03/31/2026	Robens Petit Homme	RH033126	Board of Supervisor Meeting 03/31/2026	200.00
753 General Fund	03/31/2026	Signal 88 Franchise Group, Inc.	US 156301	Patrol Services 03/26	9,930.90
753 General Fund	03/31/2026	Stantec Consulting Services, Inc.	2545336	Engineering Services 03/26	639.00
753 General Fund	03/09/2026	TECO	211003933838-03102 6	15491 Cypress Creek Blvd 02/26	183.24
753 General Fund	03/27/2026	TECO	221009579147-03272 6	Cypress Creek K Phase 3 - Streetlights 03/26	360.85
753 General Fund	03/31/2026	TECO	211003934828-03302 6	19 19th Ave. NW - Streetlights 03/26	12,435.74
753 General Fund	03/31/2026	TECO	221007595426-03302 6	J PH 1 & 2 - Street- lights 03/26	2,613.39
753 General Fund	03/31/2026	Valley National Bank	033126 CC	Maintenance & Repair 03/26	512.07
753 General Fund	03/31/2026	Valley National Bank	033126 CC	Maintenance & Repair 03/26	450.00
753 General Fund	03/31/2026	Valley National Bank	033126 CC	Maintenance & Repair 03/26	401.39
753 General Fund	03/31/2026	Valley National Bank	033126 CC	Maintenance & Repair 03/26	146.07
753 General Fund	03/31/2026	Valley National Bank	033126 CC	Maintenance & Repair 03/26	121.98
753 General Fund	03/25/2026	Waste Management Inc. of Florida	0239139-2206-0	Waste Disposal - 7154 Trent Creek Dr 03/26	200.00
753 General Fund	03/25/2026	Waste Management Inc. of Florida	0239726-2206-4	Waste Disposal - 9770 Mulberry Marsh Ln 03/26	340.01
Sum for 753, 178					40,170.79
Sum for 753					40,170.79
Sum Total					40,170.79

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/26.
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 13

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$114,598.95**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All American Lawn & Tree Specialist, LLC	300206	42421	Pest Prevention Service 05/25	\$ 120.00
All American Lawn & Tree Specialist, LLC	300206	42422	Maintenance of landscape rodent station 05/25	\$ 54.00
All American Lawn & Tree Specialist, LLC	300206	43831	Pest Prevention Service 07/25	\$ 120.00
Ballenger Landcare, LLC	300202	601	Water Use Readings 01/26	\$ 241.50
Ballenger Landcare, LLC	300189	795	Monthly Water Use Reporting & Quarterly Well Maintenance 04/26	\$ 1,995.00
Charter Communications	20260413-1	2396186032426	7154 Trent Creek Dr 03/26	\$ 159.95
Charter Communications	20260421-1	2454480040226	10202 Carp Hollow Road 04/26	\$ 159.91
Charter Communications	20260421-1	2454498040226	9770 Mulberry Marsh Ln 04/26	\$ 159.91
Complete IT Corp	300190	19641	Access Control 04/26	\$ 799.50
Complete IT Corp	300195	19749	CIT ACS Prox Key Fobs - Blue 04/26	\$ 350.00
Complete IT Corp	300190	740D5A2B-0020	Phone Rental & Lines 04/26	\$ 155.07
Florida Department of Revenue	20260416-1	58-8017106508-7	Quarterly Sales and Use Tax 04/26	\$ 56.94
Getz Outdoor Services	300191	1325	Dead/falling trees at main entrance 04/26	\$ 950.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Getz Outdoor Services	300203	1326	Irrigation Repair 04/26	\$ 1,000.00
Hillsborough County BOCC	20260406-1	4395900000	BOCC Summary 4395900000 02/26	\$ 664.57
Hillsborough County BOCC	20260406-1	6932917329	9770 Mulberry Marsh LN 02/26	\$ 111.01
Jason Hepburn	20260407-1	JH033126	Board of Supervisor Meeting 03/31/2026	\$ 200.00
Jason Hepburn	20260427-1	JH042126	Board of Supervisor Meeting 04/21/26	\$ 200.00
Joel Martin	20260407-2	JM033126	Board of Supervisor Meeting 03/31/2026	\$ 200.00
Joel Martin	20260427-4	JM042126	Board of Supervisor Meeting 04/21/26	\$ 200.00
Kern Paver Solutions	300187	2652 Balance	Balance for Pavers 04/26	\$ 4,675.00
Mastiff Mounds LLC	300192	4321-3020-260401-8-3092927	Pet Waste Management 04/26	\$ 1,120.00
Nancy Fauci	300204	NF042126	Board of Supervisor Meeting 04/21/26	\$ 200.00
Persson, Cohen & Mooney, P.A.	300196	6879	Legal Services 03/26	\$ 4,016.32
Reece Thomas	20260407-3	RT033126	Board of Supervisor Meeting 03/31/2026	\$ 200.00
Reece Thomas	20260427-2	RT042126	Board of Supervisor Meeting 04/21/26	\$ 200.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300200	INV0000102435	General Management & Oversight and Personnel Reimbursement 09/25	\$ 8,807.35
Rizzetta & Company, Inc.	300185	INV0000108121	Accounting Services 04/26	\$ 6,250.01
Rizzetta & Company, Inc.	300184	INV0000108173	Personnel Reimbursement 03/26	\$ 10,100.62
Rizzetta & Company, Inc.	300188	INV0000108204	Out of Pocket Expense for Jan Service 04/26	\$ 453.80
Rizzetta & Company, Inc.	300194	INV0000108235	General Management & Oversight and Personnel Reimbursement 04/26	\$ 12,445.78
Rizzetta & Company, Inc.	300205	INV0000109103	Personnel Reimbursement 04/26	\$ 9,935.25
Robens Petit Homme	20260407-4	RH033126	Board of Supervisor Meeting 03/31/2026	\$ 200.00
Robens Petit Homme	20260427-3	RH042126	Board of Supervisor Meeting 04/21/26	\$ 200.00
SafeTouch, LLC	300197	21544	Security Monitoring - Response System 04/26	\$ 150.00
SafeTouch, LLC	300207	17638042426	Service Call for a personal Panic Button 04/26	\$ 338.04
Signal 88 Franchise Group, Inc.	300193	US 156301	Patrol Services 03/26	\$ 9,930.90
Signal 88 Franchise Group, Inc.	300198	US_150504	Patrol Services 04/26	\$ 11,078.40
Solitude Lake Management, LLC	300201	PSI253663	Lake Maintenance 04/26	\$ 2,064.83

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stantec Consulting Services, Inc.	300186	2545336	Engineering Services 03/26	\$ 639.00
TECO	20260430-1	211003933580-040826	15592 Cypress Creek Blvd 03/26	\$ 73.57
TECO	20260401-1	211003933838-031026	15491 Cypress Creek Blvd 02/26	\$ 183.24
TECO	20260430-1	211003933838-040826	15491 Cypress Creek Blvd 03/26	\$ 182.88
TECO	20260430-1	211003934034-040826	15441 Cypress Creek Blvd 03/26	\$ 21.46
TECO	20260430-1	211003934265-040826	7152 Trent Creek Dr. Pump 03/26	\$ 25.52
TECO	20260430-1	211003934406-040826	7154 Trent Creek Dr 03/26	\$ 844.19
TECO	20260430-1	211003934620-040826	10116 Geese Trail Cr 03/26	\$ 2,032.85
TECO	20260421-2	211003934828-033026	19 19th Ave. NW - Streetlights 03/26	\$ 12,435.74
TECO	20260430-1	221001581182-040826	4470 NE 19 Ave 03/26	\$ 78.31
TECO	20260430-1	221003904697-040826	10202 Carp Hollow Rd 03/26	\$ 493.90
TECO	20260430-1	221007372990-040826	9770 Mulberry Marsh Ln 03/26	\$ 588.79
TECO	20260421-3	221007595426-033026	J PH 1 & 2 - Streetlights 03/26	\$ 2,613.39

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260430-1	221007730122-040826	15536 Wicked Strong St 03/26	\$ 118.47
TECO	20260430-1	221009578578-040826	10008 MERRY FAWN CT, A 03/26	\$ 349.91
TECO	20260420-1	221009579147-032726	Cypress Creek K Phase 3 - Streetlights 03/26	\$ 360.85
Valley National Bank	20260428-1	033126 CC	Maintenance & Repair 03/26	\$ 1,631.51
Vanguard Cleaning Systems of Tampa Bay	300208	116672	60 Gallon Industrial Trash Bag, Gallon Industrial Trash Bag 01/26	\$ 70.65
Vanguard Cleaning Systems of Tampa Bay	300208	116939	60 Gallon Trash Bag,2 mic, Black, 6 Rolls 03/26	\$ 145.00
Vanguard Cleaning Systems of Tampa Bay	300199	117006	Monthly Service 04/26	\$ 710.00
Vanguard Cleaning Systems of Tampa Bay	300208	117196	Trash Bag, Paper Towels, Toilet and Kitchen Trash Bags 04/26	\$ 196.05
Waste Management Inc. of Florida	20260415-1	0239139-2206-0	Waste Disposal - 7154 Trent Creek Dr 03/26	\$ 200.00
Waste Management Inc. of Florida	20260415-1	0239726-2206-4	Waste Disposal - 9770 Mulberry Marsh Ln 03/26	<u>\$ 340.01</u>
Total				<u><u>\$ 114,598.95</u></u>

**ALL AMERICAN LAWN & TREE
SPECIALIST, LLC**
2817 Turkey Creek Road
Plant City, FL 33566 US
+18134784965



INVOICE

BILL TO

3434 Colwell Ave
Suite 200
Tampa Fl 33614

INVOICE # 42421
DATE 05/22/2025
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/22/2025	Commercial Pest Monthly Pest Prevention Service	1	120.00	120.00

Ways to pay



SUBTOTAL	120.00
TAX	0.00
TOTAL	120.00
BALANCE DUE	\$120.00

[View and pay](#)

Thank you for your business - We appreciate it very much.

Every other week lawn maintenance starts on November first and runs through the end of March.

Payment Options: Payments by cash and check are accepted. Credit card payments are available upon request with an additional 3% processing fee. Payment by ACH transfer is available upon request with no additional fee.

**ALL AMERICAN LAWN & TREE
SPECIALIST, LLC**

2817 Turkey Creek Road
Plant City, FL 33566 US
+18134784965



INVOICE

BILL TO

3434 Colwell Ave
Suite 200
Tampa Fl 33614

INVOICE # 42422

DATE 05/31/2025

TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/22/2025	Rodent Station (Maintenance) Maintenance of landscape rodent station	6	9.00	54.00

Ways to pay



SUBTOTAL	54.00
TAX	0.00
TOTAL	54.00
BALANCE DUE	\$54.00

[View and pay](#)

Thank you for your business - We appreciate it very much.

Every other week lawn maintenance starts on November first and runs through the end of March.

Payment Options: Payments by cash and check are accepted. Credit card payments are available upon request with an additional 3% processing fee. Payment by ACH transfer is available upon request with no additional fee.

**ALL AMERICAN LAWN & TREE
SPECIALIST, LLC**

2817 Turkey Creek Road
Plant City, FL 33566 US
+18134784965



INVOICE

BILL TO

3434 Colwell Ave
Suite 200
Tampa Fl 33614

INVOICE # 43831

DATE 07/28/2025

TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/28/2025	Commercial Pest Monthly Pest Prevention Service	1	120.00	120.00

SUBTOTAL	120.00
TAX	0.00
TOTAL	120.00
BALANCE DUE	\$120.00

Thank you for your business - We appreciate it very much.

Every other week lawn maintenance starts on November first and runs through the end of March.

Payment Options: Payments by cash and check are accepted. Credit card payments are available upon request with an additional 3% processing fee. Payment by ACH transfer is available upon request with no additional fee.



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

Invoice 601

Date	PO#
01/01/26	
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 January 2026				\$241.50

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

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



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

Invoice 795

Date	PO#
04/01/26	
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 April 2026				\$1,995.00

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,995.00	\$0.00	\$0.00	\$241.50	\$0.00

March 24, 2026
Invoice Number: 2396186032426
Account Number: **8337 12 028 2396186**

Auto Pay Notice

Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0308

NEWS AND INFORMATION

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

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.

Summary *Service from 03/24/26 through 04/23/26 details on following pages*

Previous Balance	159.95
Payments Received -Thank You!	-159.95
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Taxes, Fees and Charges	9.95
Current Charges	\$159.95
<i>YOUR AUTO PAY WILL BE PROCESSED 04/11/26</i>	
Total Due by Auto Pay	\$159.95



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 03252026 NNNNNNNN 01 995673

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

March 24, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2396186032426
Account Number: 8337 12 028 2396186
Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0308

Total Due by Auto Pay **\$159.95**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028239618600159954



CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2396186032426
Account Number: 8337 12 028 2396186

Contact Us

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

8633 2390 DY RP 24 03252026 NNNNNNNN 01 995673

Charge Details

Previous Balance		159.95
EFT Payment	03/11	-159.95
Remaining Balance		\$0.00

Payments received after 03/24/26 will appear on your next bill.

Service from 03/24/26 through 04/23/26

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$110.00

Spectrum Business™ Voice

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

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.11
State and Local Sales Tax	0.05
Federal Universal Service Fund	3.01
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.30
Taxes, Fees and Charges Total	\$9.95

Current Charges \$159.95
Total Due by Auto Pay \$159.95

Billing Information

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

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

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

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

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: 2396186032426
Account Number: 8337 12 028 2396186

Contact Us

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

8633 2390 DY RP 24 03252026 NNNNNNNN 01 995673

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.

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.



April 2, 2026

Invoice Number: 2454480040226

Account Number: **8337 12 028 2454480**

Auto Pay Notice

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

Contact Us

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NEWS AND INFORMATION

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Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.



Summary *Service from 04/02/26 through 05/01/26 details on following pages*

Previous Balance	159.95
Payments Received -Thank You!	-159.95
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Taxes, Fees and Charges	9.91
Current Charges	\$159.91
<i>YOUR AUTO PAY WILL BE PROCESSED 04/19/26</i>	
Total Due by Auto Pay	\$159.91

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 04032026 NNNNNNNN 01 993787

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

April 2, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480040226

Account Number: 8337 12 028 2454480

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

Total Due by Auto Pay **\$159.91**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245448000159913



Invoice Number: 2454480040226
 Account Number: 8337 12 028 2454480

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

8633 2390 DY RP 02 04032026 NNNNNNNN 01 993787

Charge Details

Previous Balance		159.95
EFT Payment	03/19	-159.95
Remaining Balance		\$0.00

Payments received after 04/02/26 will appear on your next bill.

Service from 04/02/26 through 05/01/26

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Phone number (813) 213-9899

Spectrum Business Voice		40.00
Voice Mail		0.00
		\$40.00

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing		10.00
Auto Pay Discount		-10.00
Other Charges Total		\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.11
State and Local Sales Tax	0.05
Federal Universal Service Fund	2.97
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.30
Taxes, Fees and Charges Total	\$9.91

Current Charges **\$159.91**
Total Due by Auto Pay **\$159.91**

Billing Information

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

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

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

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



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: 2454480040226
Account Number: 8337 12 028 2454480

CYPRESS CREEK OF HILLSBOROUGH

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 02 04032026 NNNNNNNN 01 993787

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.

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
2454480040226
8337 12 028 2454480

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 02 04032026 NNNNNNNN 01 993787



April 2, 2026

Invoice Number: 2454498040226

Account Number: **8337 12 028 2454498**

Auto Pay Notice

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

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.



Summary *Service from 04/02/26 through 05/01/26 details on following pages*

Previous Balance	159.95
Payments Received -Thank You!	-159.95
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Taxes, Fees and Charges	9.91
Current Charges	\$159.91
<i>YOUR AUTO PAY WILL BE PROCESSED 04/19/26</i>	
Total Due by Auto Pay	\$159.91

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 04032026 NNNNNNNN 01 994508

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

April 2, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454498040226

Account Number: 8337 12 028 2454498

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

Total Due by Auto Pay **\$159.91**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245449800159913



Invoice Number: 2454498040226
 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 04032026 NNNNNNNN 01 994508

Charge Details

Previous Balance		159.95
EFT Payment	03/19	-159.95
Remaining Balance		\$0.00

Payments received after 04/02/26 will appear on your next bill.

Service from 04/02/26 through 05/01/26

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Phone number (813) 213-9903

Spectrum Business Voice		40.00
Voice Mail		0.00
		\$40.00

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing		10.00
Auto Pay Discount		-10.00
Other Charges Total		\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.11
State and Local Sales Tax	0.05
Federal Universal Service Fund	2.97
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.30
Taxes, Fees and Charges Total	\$9.91

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Total Due by Auto Pay **\$159.91**

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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 04032026 NNNNNNNN 01 994508

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





Invoice Number:
Account Number::

CYPRESS CREEK OF HILLSBOROUGH
2454498040226
8337 12 028 2454498

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 02 04032026 NNNNNNNN 01 994508



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 #	19641
Invoice Date	04-01-26
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

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



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



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

Invoice # 19749
Invoice Date 04-13-26
Balance Due \$350.00

Item	Description	Unit Cost	Quantity	Line Total
CIT ACS Prox Key Fobs - Blue	CIT ACS Prox Key Fobs - Blue	\$3.50	100.0	\$350.00

Subtotal	\$350.00
Tax	\$0.00
Invoice Total	\$350.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$350.00



Invoice Ticket

Ticket Date	Fri 04-10-26 04:11 PM
Ticket #	12807
Subject	100 Blue Key Fobs

Ticket Issue

Initial Issue Fri 04-10-26 04:11 PM Troy Bacon	Jennifer requested 100 Blue Key Fobs
--	--------------------------------------

Ticket Comments

Date	Comment
Update Mon 04-13-26 10:12 AM David Lago	Blue Key fobs 44500-44599 FC:15 Tracking : 1ZT4T9220396438912
Initial Issue Fri 04-10-26 04:11 PM Troy Bacon	Jennifer requested 100 Blue Key Fobs

Invoice



Invoice number 740D5A2B-0020

Date of issue April 1, 2026

Date due April 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

\$155.07 USD due April 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 March 2026. 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	\$2.20	\$2.20
Tax - FEDERAL NANPA FUND	1	\$0.01	\$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND	1	\$20.01	\$20.01
Tax - FCC REGULATORY FEE	1	\$0.27	\$0.27
Subtotal			\$155.07
Total			\$155.07
Amount due			\$155.07 USD

Payment Confirmation

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

Transaction Information

Confirmation#	920001926357	Submitted Date	Wednesday, 04/15/2026
Status	IN PROCESS	Submitted Time	02:00 PM

Payment Information

Taxpayer Name	CYPRESS CREEK OF HILLSBOROUGH COUNTY COM	Debit Date	Thursday, 04/16/2026
Document Type	Tax or Fee Payment	Filing Period End Date	03/31/2026
Amount Paid	\$56.94		
Payment Amount	\$56.94		
Fee Amount	\$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:58-8017106508-7	03/31/2026	\$56.94

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.: 1325
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Dead/falling trees at main entrance	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

Total **\$950.00**

Ways to pay



[View and pay](#)

INVOICE

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

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



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

Invoice details

Invoice no.: 1326
Terms: Due on receipt
Invoice date: 04/17/2026
Due date: 04/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation repair invoices approved via Mark Isley with Jen Dunn and Matt O’Nolan cc’d	Attached pics	1	\$1,000.00	\$1,000.00

Total **\$1,000.00**

Ways to pay



[View and pay](#)



Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	03/24/2026	04/14/2026

Summary of Account Charges

Previous Balance	\$563.57
Net Payments - Thank You	\$-563.57
Total Account Charges	\$664.57
AMOUNT DUE	\$664.57

Important Message

This account has ACH payment method
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 276-7094 for a recorded summary.

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



Hillsborough County Florida

Make checks payable to: BOCC
 ACCOUNT NUMBER: 4395900000



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

THANK YOU!



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

1120

DUE DATE	04/14/2026
Auto Pay Scheduled DO NOT PAY	



0043959000001 00000664573

Hillsborough County Water Resources

Website: HCFLGov.net/Water

Online Payments: HCFLGov.net/WaterBill

Customer Service: (813) 307-1000

Email: WaterDept@HCFLGov.net

Use the Customer Service phone number to access these Water Resources services and more:

Billing/Account Questions

Emergency Line (24/7)

Water Restrictions Information

Credit/Collections

Water Quality Information Line (24/7)

Water Restrictions Violation Hotline

Authorized Payment Locations:

Brandon Support Operations Complex
332 N. Falkenburg Rd.
Tampa, FL 33619
Walk-in and drive-thru:
Mon.-Fri., 8 a.m.-5 p.m.
• Bill Pay Kiosk & Payment Drop Box

Jimmy B Keel Library
2902 W. Bearss Ave
Tampa, FL 33618
Bill Pay Kiosk
South Shore Library
15816 Beth Shields Way
Ruskin, FL 33573
Bill Pay Kiosk



IMPORTANT: Attempting to pay through an unauthorized online application, webpage, or payment center may result in payment posting delays and/or cause interruption of services.

Explanation of Charges:

CUSTOMER BILL CHARGE is the net cost for all customers' account management activities and is charged on every bill generated during the fiscal year.

PURCHASED WATER CHARGE is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass-through charge is applied to all billable potable water consumption.

WATER BASE CHARGE is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost, and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE is designed to recover a portion of the fixed costs

for the wastewater system. Fixed costs include debt service, personnel costs, and operating costs not related to the amount of wastewater treated and effluent disposal.


SEWER USAGE CHARGE includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS is a new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collection activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5) of the Florida Statutes (Public Records Law), Hillsborough County deems Social Security numbers as protected information and they will not be subject to any public records request. Social Security numbers are requested for the purpose of establishing deposits and for recovery efforts of unpaid utility charges.

 **Go Green** – You can help reduce the environmental impact of paper billing. Visit HCFLGov.net/WaterBill to select paperless options for billing and payments.

The Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813) 246-3146 and leave a message with your name, mailing address, and phone number.

Hillsborough County will be participating in the U.S. Environmental Protection Agency's fifth round of the Unregulated Contaminant Monitoring Rule (UCMR5) during 2024. The County's UCMR5 results and more information are available at HCFLGov.net/UCMR or by calling Ed Watson at (813) 246-3146.

Hillsborough County accepts:



(AMSCOT locations accept CASH only. Service charges apply.)

Online Payments: HCFLGov.net/WaterBill

Mail Payments: P.O. Box 89637, Tampa, FL 33689-0410

Pay by Phone: (813) 307-1000



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	03/24/2026	04/14/2026

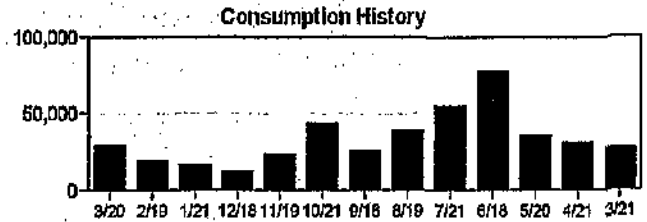
Service Address: 7154 TRENT CREEK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53609529	02/19/2026	55354	03/20/2026	55633	27900 GAL	ACTUAL	WATER
53609528	02/19/2026	17857	03/20/2026	17865	800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$86.67
Water Base Charge	\$128.33
Water Usage Charge	\$32.14
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$5.66
Total Service Address Charges	\$314.22



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	03/24/2026	04/14/2026

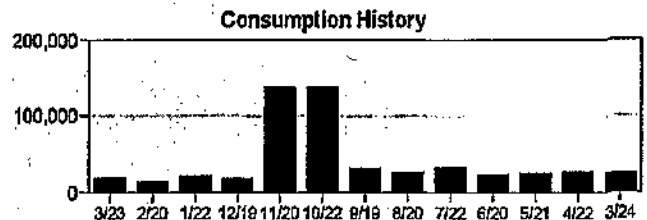
Service Address: 10202 CARP HOLLOW RD

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61040499	02/20/2026	31157	03/23/2026	31344	18700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$66.47
Water Base Charge	\$35.58
Water Usage Charge	\$31.97
Sewer Base Charge	\$87.58
Sewer Usage Charge	\$132.21
Total Service Address Charges	\$350.35





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD	6932917329	03/24/2026	04/14/2026

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	02/20/2026	4052	03/23/2026	4076	2400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$7.25
Water Base Charge	\$22.68
Water Usage Charge	\$2.69
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$16.97

Summary of Account Charges

Previous Balance	\$152.48
Net Payments - Thank You	\$-152.48
Total Account Charges	\$111.01
AMOUNT DUE	\$111.01

Important Message

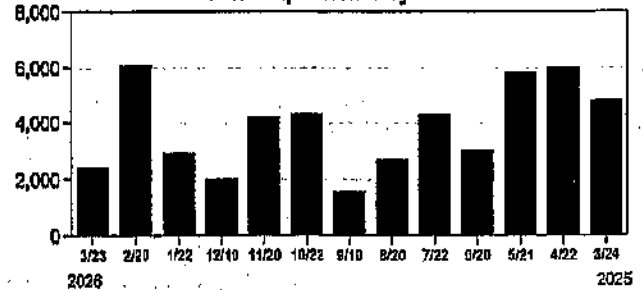
This account has ACH payment method

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 276-7094 for a recorded summary.

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6932917329



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

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

20040

DUE DATE	04/14/2026
Auto Pay Scheduled DO NOT PAY	

0069329173293 00000111013



Hillsborough County Water Resources

Website: HCFLGov.net/Water

Customer Service: (813) 307-1000

Online Payments: HCFLGov.net/WaterBill

Email: WaterDept@HCFLGov.net

Use the Customer Service phone number to access these Water Resources services and more:

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Credit/Collections

Emergency Line (24/7)
Water Quality Information Line (24/7)

Water Restrictions Information
Water Restrictions Violation Hotline

Authorized Payment Locations:

Brandon Support Operations Complex
332 N. Falkenburg Rd.
Tampa, FL 33619
Walk-in and drive-thru:
Mon.-Fri., 8 a.m.-5 p.m.
• Bill Pay Kiosk & Payment Drop Box

Jimmy B Keel Library
2902 W. Bearss Ave
Tampa, FL 33618
Bill Pay Kiosk
South Shore Library
15816 Beth Shields Way
Ruskin, FL 33573
Bill Pay Kiosk



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SEWER BASE FACILITY CHARGE is designed to recover a portion of the fixed costs

for the wastewater system. Fixed costs include debt service, personnel costs, and operating costs not related to the amount of wastewater treated and effluent disposal.


SEWER USAGE CHARGE includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS is a new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collection activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5) of the Florida Statutes (Public Records Law), Hillsborough County deems Social Security numbers as protected information and they will not be subject to any public records request. Social Security numbers are requested for the purpose of establishing deposits and for recovery efforts of unpaid utility charges.

 **Go Green** – You can help reduce the environmental impact of paper billing. Visit HCFLGov.net/WaterBill to select paperless options for billing and payments.

The Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813) 246-3146 and leave a message with your name, mailing address, and phone number.

Hillsborough County will be participating in the U.S. Environmental Protection Agency's fifth round of the Unregulated Contaminant Monitoring Rule (UCMR5) during 2024. The County's UCMR5 results and more information are available at HCFLGov.net/UCMR or by calling Ed Watson at (813) 246-3146.

Hillsborough County accepts:



(AMSCOT locations accept CASH only. Service charges apply.)

Online Payments: HCFLGov.net/WaterBill

Mail Payments: P.O. Box 89637, Tampa, FL 33689-0410

Pay by Phone: (813) 307-1000

Cypress Creek CDD

Meeting Date: 03-31-2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	7:00 PM
Meeting End Time:	8:53 PM
Total Meeting Time:	1 HR 53 MINs

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: Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.04.02 16:06:43 -04'00'

Cypress Creek CDD

Meeting Date: 04-21-2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	7:00 PM
Meeting End Time:	8:53 PM
Total Meeting Time:	1 HR 53 MINs

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: *Matt O'Nolan*

Kern Paver Solutions

12563 23rd St E
 Parrish, FL 34219
 941-444-2962

todd@kernpaversolutions.com

KERN PAVER SOLUTIONS

INVOICE

BILL TO
<p>Cypress Creek CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614</p>

INVOICE #	DATE	TOTAL DUE	DUE DATE	PAYMENT TERMS
2652	03/04/2026	\$9350.00		50% due now Balance due upon completion

SERVICES	DESCRIPTION / SCOPE
Walk area	1100 sq ft relay + crushed shell x20
Front sidewalk	Relay pavers around poles
Pool deck	100+ sq ft border replacement at lounge area
Around ladder	Re-level pavers around ladder to pool
Old tree locations	Re-level pavers at three old tree locations
Front drive around poles	Re-level pavers at front drive around poles

Scope updated to include re-level work requested by customer.

Signed by:



ID:1:29567472784:SL

3/9/2026 | 13:28 PDT Chairman, Cypress Creek CDD

7154 Trent Creek Dr
Ruskin FL 33573
United States
Apr 6, 2028 at 10:40:13



7154 Trent Creek Dr
Ruskin FL 33573
United States
Apr 8, 2026 at 10:40:05





7154 Trent Creek Dr
Ruskin, FL 33573
United States

Apr 8, 2026 at 10:39:37





714 Trent Creek Dr
Ruskin FL 33573
United States
Apr 6, 2026 at 10:37:01

154 Trent Creek Dr
Ruskin FL 33570
United States
Apr 6, 2026 at 10:37:15



7154 Trent Creek Dr
Ruskin FL 33573
United States
Apr 6, 2026 at 10:37:26



7154 Trent Creek Dr
Ruskin FL 33573
United States
Apr 6, 2026 at 10:37:37



7154 Trent Creek Dr
Ruskin FL 33573
United States
Apr 6, 2026 at 10:39:10



7134 West Creek Dr
Ruskin FL 33573
United States
Apr 6, 2026 at 10:39:18



Mastiff Mounds

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



Cypress Creek CDD

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

Billing Period **03-01-2026 - 04-01-2026**
Date Created **04-01-2026**
Due Date **04-26-2026**

INVOICE 4321-3020-260401-8-3092927

Description	Quantity	Rate	Amount
April 2026 - Cypress Creek CDD: Pet Waste Station Management (at \$1120 monthly)	1.00	\$1,120.00	\$1,120.00
		Subtotal	\$1,120.00
		Tax	\$0.00
		Invoice Total	\$1,120.00

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.



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

INVOICE

Invoice # 6879
Date: 04/06/2026
Due On: 05/06/2026

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,016.32	)- (\$0.00	\$4,016.32

CypressCreek

District Attorney Services

Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	03/04/2026	Exchange e-mails re: Irrigation usage reporting.	0.25	\$338.00	\$84.50
Service	KA	03/05/2026	Draft Cardinal's response letter. Send email to District Manager asking for invoices from Cardinal in 2025.	2.10	\$338.00	\$709.80
Service	KA	03/09/2026	Finish draft of Cardinal response letter and email to Attorney Cohen.	0.80	\$338.00	\$270.40
Service	AHC	03/10/2026	Conference call with Manager to discuss pending items. Review draft Cardinal response prepared by associate counsel. Revise response and forward to Chair and Manager for review/comment.	1.25	\$338.00	\$422.50
Service	AHC	03/16/2026	Review proposal and insurance re: paver work. Follow-up re: comments to Cardinal response letter. Review and revise contract for pool repairs prepared by associate counsel and forward to District Manager for review	0.50	\$338.00	\$169.00

and coordination of execution.						
Service	KA	03/16/2026	Draft Pools repair contract.	1.50	\$338.00	\$507.00
Service	AHC	03/17/2026	Finalize response from Cardinal counsel and mail certified and regular mail, with copy to Board and management.	0.25	\$338.00	\$84.50
Service	KA	03/24/2026	Review COI for Kern Pavers and draft agreement with Kern Pavers.	1.20	\$338.00	\$405.60
Service	AHC	03/24/2026	Review draft contract for paver repairs prepared by associate counsel and forward to District Manager for review/comment and coordination of execution.	0.25	\$338.00	\$84.50
Service	AHC	03/25/2026	Initial review of agenda package for 3/31 CDD meeting.	0.25	\$338.00	\$84.50
Service	AHC	03/31/2026	Continued review of agenda package. Final preparation for CDD meeting and attend meeting virtually.	3.50	\$338.00	\$1,183.00
Services Subtotal						\$4,005.30

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	03/17/2026	certified mail: ltr to atty for Cardinal w/enc	1.00	\$11.02	\$11.02
Expenses Subtotal					\$11.02
Subtotal					\$4,016.32
Total					\$4,016.32

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6879	05/06/2026	\$4,016.32	\$0.00	\$4,016.32
Outstanding Balance				\$4,016.32
Total Amount Outstanding				\$4,016.32

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

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

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

Invoice

Date	Invoice #
9/12/2025	INV0000102435

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,250.00	\$1,250.00
Personnel Reimbursement	1.00	\$7,557.35	\$7,557.35
Subtotal			\$8,807.35
Total			\$8,807.35

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

Invoice

Date	Invoice #
4/2/2026	INV0000108121

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

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

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

Invoice

Date	Invoice #
3/27/2026	INV0000108173

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$10,100.62	\$10,100.62
Subtotal			\$10,100.62
Total			\$10,100.62

Amenities
Employee Expenses
3/27/2026

Cypress
Creek CDD

Employee Expenses

Salaries - Amenity Management	\$7,231.29
Payroll Taxes	559.04
Insurance	588.01
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	1,631.79
Payroll Expenses - Work Comp	90.49
Total Employee Expenses	10,100.62

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

Invoice

Date	Invoice #
4/1/2026	INV0000108204

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Enumerate (Community App)	403.80	\$1.00	\$403.80
Subtotal			\$453.80
Total			\$453.80

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

Invoice

Date	Invoice #
4/10/2026	INV0000108235

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,250.00	\$1,250.00
Personnel Reimbursement	1.00	\$11,195.78	\$11,195.78
Subtotal			\$12,445.78
Total			\$12,445.78

Amenities
Employee Expenses
4/10/2026

Cypress
Creek CDD

Employee Expenses

Salaries - Amenity Management	\$8,079.92
Payroll Taxes	627.87
Insurance	588.01
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	1,798.85
Payroll Expenses - Work Comp	101.11
Total Employee Expenses	11,195.76

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

Invoice

Date	Invoice #
4/24/2026	INV0000109103

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$9,935.25	\$9,935.25
Subtotal			\$9,935.25
Total			\$9,935.25

Amenities
Employee Expenses
4/24/2026

Cypress Creek
CDD

Employee Expenses

Salaries - Amenity Management	\$7,123.67
Payroll Taxes	543.03
Insurance	588.01
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses - Payroll Fees	1,591.40
Payroll Expenses - Work Comp	89.14
Total Employee Expenses	9,935.25



Invoice

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

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

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

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	04/01/2026	21544	05/01/2026	VID0217/218/219

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

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

Securiteam is now a part of Safetouch!



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

Invoice

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

Ship To
Cypress Creek CDD 15592 Cypress Creek Blvd Ruskin, FL 33573

Date	Invoice #	P.O#/Project ID	Terms	Due Date
4/27/2026	17638042426		Net 30	5/27/2026

QTY	Description
2	Personal Panic Button
2.25	Service Labor - 1 hour minimum
"Job#: 15281 Date Submitted: 04/21/26/Schedule Date: 04/23/26 Community Name: Cypress Creek CDD Location: N/A Requested By: Jennifer Dunn Requested Via: Estimate/Quote - 6527 Email(s): JDunn@rizzetta.com Phone Number: 813-514-0400 Repair Authorization: N/A Issue Reported: This estimate is to add 2 panic buttons to the alarm systems at Trent Creek, Orchids, and Maples. Work Completed: Service Summary: Installed two new panic devices across three separate locations. Removed and disposed of all existing/old panic units. After installation, performed full system testing and verified proper communication to the central station. All devices reported successfully and system is functioning as intended."	

Securiteam is now part of Safetouch Security!	Subtotal	\$338.04
	Sales Tax (0.0%)	\$0.00
	Total	\$338.04
	Payments/Credits	\$0.00
	Balance Due	\$338.04



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

Signal 88, LLC

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

BILL TO

Cypress Creek of Hillsborough CDD

7154 Trent Creek Dr
Ruskin, FL 33573

INVOICE

Invoice Number: US_156301
Invoice Date: 2026-03-01
Due Date: 2026-03-16
Terms: NET15
Customer ID: 94644
Customer PO:

Amount Due: \$9,930.90
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
2026-03-01-2026-03-31	Roving Patrol Tours - Cypress Patrol: : Service Location: Cypress Creek of Hillsborough CDD	5	\$34.50	\$172.50
2026-03-01-2026-03-31	Dedicated Security Officer - Dedicated Weekends: : Service Location: Cypress Creek of Hillsborough CDD	64	\$37.41	\$2,394.24
2026-03-01-2026-03-31	Dedicated Security Officer - Extra Job School Buses: : Service Location: Cypress Creek of Hillsborough CDD	32.5	\$24.00	\$780.00
2026-03-01-2026-03-31	Dedicated Security Officer - Cypress Dedicated Weekdays: : Service Location: Cypress Creek of Hillsborough CDD	176	\$37.41	\$6,584.16

Subtotal	\$9,930.90
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$9,930.90

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

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



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

Signal 88, LLC

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

BILL TO

Cypress Creek of Hillsborough CDD

7154 Trent Creek Dr
Ruskin, FL 33573

INVOICE

Invoice Number: US_150504
Invoice Date: 2026-04-01
Due Date: 2026-04-16
Terms: NET15
Customer ID: 94644
Customer PO:

Amount Due: \$11,078.40
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
2026-04-01-2026-04-30	Roving Patrol Tours - Cypress Patrol : : Service Location: Cypress Creek of Hillsborough CDD	40	\$34.50	\$1,380.00
2026-04-01-2026-04-30	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	240	\$37.41	\$8,978.40
2026-04-01-2026-04-30	Dedicated Security Officer - Cypress School Buses : : Service Location: Cypress Creek of Hillsborough CDD	30	\$24.00	\$720.00

Subtotal	\$11,078.40
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$11,078.40

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

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI253663
 Invoice Date: 4/1/2026

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 4/1/2026
 Due Date 5/1/2026
 Terms Net 30

Customer ID 7501
 P.O. Number
 P.O. Date 4/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 4/30/2026 Cypress Creek/Hils Ctycdd-Lake-ALL		1	1	2,064.83	2,064.83

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 2,064.83

Subtotal: 2,064.83
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 2,064.83



INVOICE

\$ 5

Invoice Number 2545336
Invoice Date March 13, 2026
Customer Number 83430
Project Number 238202107

Bill To

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

Alternative Remit To

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

Project Description: Cypress Creek of Hillsborough County Community Development District

Stantec Project Manager: Stewart, Tonja L
Authorization Amount: \$8,635.00
Authorization Previously Billed: \$6,427.50
Authorization Budget Remaining: \$1,568.50
Authorization Billed to Date: \$7,066.50
Current Invoice Due: \$639.00
For Period Ending: March 13, 2026

Invoice email: rizzettacddinvoices@avidbill.com
Billing contact email: MONolan@rizzetta.com

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

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-12-16	238202107	2026	NURSE, VANESSA M	0.50	183.00	91.50	PREPARED CERTIFICATE OF COMPLETION FOR SERIES 2017A	
2026-01-08	238202107	2026	STEWART, TONJA L	0.50	250.00	125.00	FOLLOW UP REGARDING WETLAND MITIGATION INFO	
2026-02-23	238202107	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-03-04	238202107	2026	STEWART, TONJA L	1.50	250.00	375.00	REVIEW AND DISCUSSIONS REGARDING WUP AND IRRIGATION USAGE	
Total subTask 2026				2.75		639.00		
Total Top Task 2026				2.75		639.00		
Total Project 238202107				2.75		639.00		



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

Statement Date: April 08, 2026

Amount Due:	\$73.57
Due Date:	April 29, 2026
Account #:	211003933580

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$158.23
Payment(s) Received Since Last Statement	-\$158.23
Current Month's Charges	\$73.57
Amount Due by April 29, 2026	\$73.57

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

Your Energy Insight

- Your average daily kWh used was 80% lower than the same period last year.
- Your average daily kWh used was 62.96% lower than it was in your previous period.

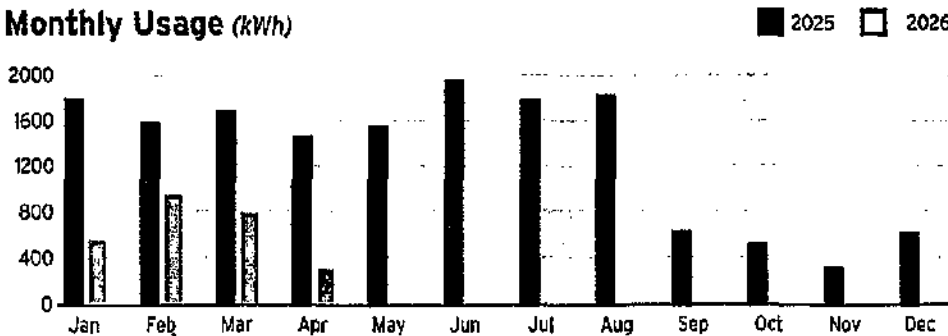
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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

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



Account #: 211003933580
Due Date: April 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:	\$73.57
Payment Amount:	\$ _____

627927818317

Your account will be drafted on April 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.

00000007-0000101-Paga 43 of 48



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

Account #! Z11003933580
Statement Date: April 08, 2026
Charges Due: April 29, 2026

Meter Read

Meter Location: Irrigation

Service Period: Mar 04, 2026 - Apr 01, 2026

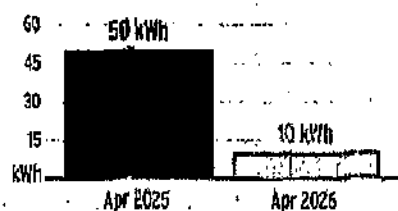
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiples	Billing Period
1000496669	04/01/2026	43,843	43,546	297 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	297 kWh @ \$0.09202/kWh	\$27.33
Fuel Charge	297 kWh @ \$0.03516/kWh	\$10.44
Storm Protection Charge	297 kWh @ \$0.00568/kWh	\$1.69
Clean Energy Transition Mechanism	297 kWh @ \$0.00418/kWh	\$1.24
Storm Surcharge	297 kWh @ \$0.02121/kWh	\$6.30
Florida Gross Receipt Tax		\$1.70
Electric Service Cost		\$67.84
State Tax		\$5.73
Total Electric Cost, Local Fees and Taxes		\$73.57

Avg kWh Used Per Day



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Total Current Month's Charges \$73.57

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

Ways To Pay Your Bill

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

Contact Us

- Online:** TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-11
- 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.

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Get ahead of hot weather's effects on your electric bill.

OUR SPRING TUNE-UP TOOLKIT INCLUDES:



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Get a free expert assessment of your home's energy use, with personalized recommendations, rebates and simple ways to start saving right away.



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Avoid seasonal bill spikes by spreading costs evenly. Your monthly payment is based on your average past usage, so it stays more predictable year-round.



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Get ahead of hot weather.
TampaElectric.com/SpringTuneUp



00000007-000152-Page 45 of 45

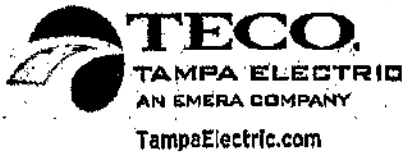
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Buried lines are below.
Hitting one could be ruff.
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CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK COMMUNITY
 15491 CYPRESS CREEK BLVD
 RUSKIN, FL 33573-0000

Statement Date: March 10, 2026

Amount Due: \$183.24
 Due Date: March 31, 2026
 Account #: 211003933838

DO NOT PAY. Your account will be drafted on March 31, 2026

Account Summary

Current Service Period: February 03, 2026 - March 03, 2026	
Previous Amount Due	\$26.97
Payment(s) Received Since Last Statement	-\$26.97
Current Month's Charges	\$183.24
Amount Due by March 31, 2026	\$183.24

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

Your Energy Insight

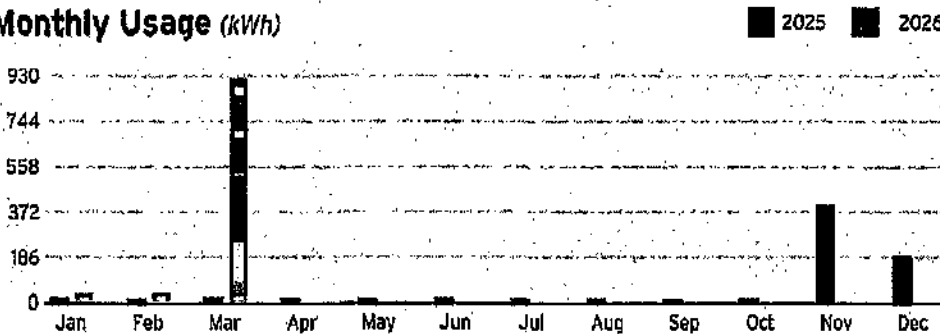
- Your average daily kWh used was **6300%** higher than the same period last year.
- Your average daily kWh used was **3100%** higher than it was in your previous period.

Scan here to view your account online.



00000322-0001662-Page 1 of 4

Monthly Usage (kWh)



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

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



Account #: 211003933838
 Due Date: March 31, 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: \$183.24
 Payment Amount: \$ _____

600000853695
 Your account will be drafted on March 31, 2026

00000322 FYECO103102623573310 00000 01 01000000 322 002
 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:
15491 CYPRESS CREEK BLVD
RUSKIN, FL 33573-0000

Account #: 211003933838
Statement Date: March 10, 2026
Charges Due: March 31, 2026

Meter Read

Meter Location: Irrigation

Service Period: Feb 03, 2026 - Mar 03, 2026

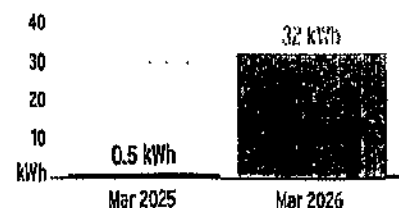
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000496670	03/03/2026	27,584	26,664	920 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	920 kWh @ \$0.09202/kWh	\$84.66
Fuel Charge	920 kWh @ \$0.03516/kWh	\$32.35
Storm Protection Charge	920 kWh @ \$0.00568/kWh	\$5.23
Clean Energy Transition Mechanism	920 kWh @ \$0.00418/kWh	\$3.85
Storm Surcharge	920 kWh @ \$0.02121/kWh	\$19.51
Florida Gross Receipt Tax		\$4.22
Electric Service Cost		\$168.96
State Tax		\$14.28
Total Electric Cost, Local Fees and Taxes		\$183.24

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs
In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BlzSave.

Total Current Month's Charges \$183.24

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

Ways To Pay Your Bill

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

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- Phone: Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
866-299-0800 (Polk County)
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- Hearing Impaired/TTY: 7-1-1
- Power Outage: 877-588-1010
- Energy-Saving Programs: 813-275-3909

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09100322-0100882-Page 2 of 4

POWER SAVINGS FOR YOUR BUSINESS

EASY WAYS TO USE LESS
ENERGY AND SAVE MONEY



00000222-0000683-Page 3 of 4

FREE COMMERCIAL ENERGY AUDIT

A simple, no-cost way to uncover savings
Our energy experts review how your business uses energy and identify practical opportunities to reduce costs. Whether you run a restaurant, retail shop or manufacturing facility, you'll receive clear energy-saving recommendations, along with guidance on available rebates that can help you save even more.

PAID ENERGY AUDIT

Deeper insights with added value
Our experts conduct a detailed review of energy use across your facility. A typical paid audit starts at just \$75. We examine equipment size and operating hours, identify process inefficiencies, and handle sub-metering and monitoring* of energy-using equipment to uncover opportunities for greater efficiency. You receive clear, customized recommendations that help you maximize energy savings.

**Available on equipment or panels < 480 volts.*

CUT COSTS WITH REBATES FOR ENERGY-SMART UPGRADES

We help you find upgrades that make sense and rebates that help reduce upfront costs.

Lighting

Earn a rebate when you install energy-efficient lighting systems that lower electricity use while maintaining performance and visibility.

Variable Frequency Drive and Motor Controls

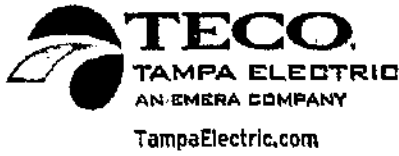
Maximize production efficiency and reduce electricity use by installing variable frequency drives on compressor-based electric equipment. Rebates can help offset installation costs.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

Learn more about all our energy-saving programs at TampaElectric.com/BizSave. You can also speak with our energy experts on weekdays from 8 a.m. to 5 p.m. at 813-275-3909.





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

Statement Date: April 08, 2026

Amount Due: \$182.88
 Due Date: April 29, 2026
 Account #: 211003933838

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$183.24
Payment(s) Received Since Last Statement	-\$183.24
Current Month's Charges	\$182.88
Amount Due by April 29, 2026	\$182.88

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

Your Energy Insight

- Your average daily kWh used was **7900% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

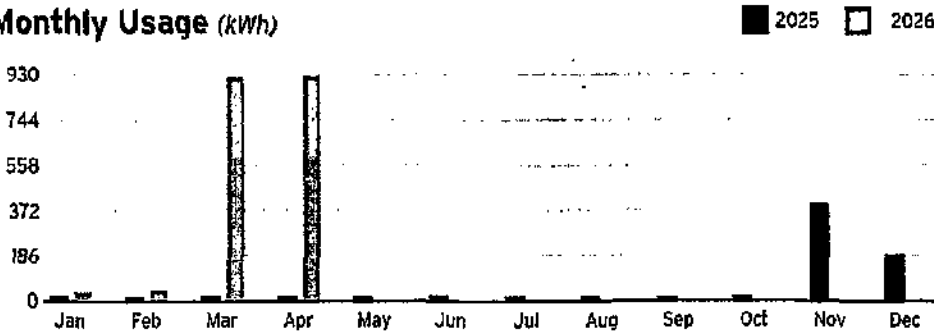
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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

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



Account #: 211003933838
 Due Date: April 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: \$182.88
 Payment Amount: \$ _____

627927818318

Your account will be drafted on April 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.

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

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

Meter Read

Meter Location: Irrigation

Service Period: Mar 04, 2026 - Apr 01, 2026

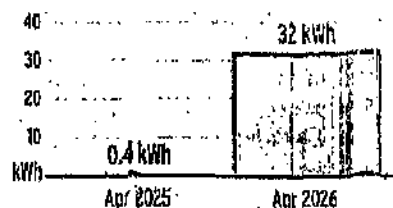
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496670	04/01/2026	28,502	27,584		918 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	918 kWh @ \$0.09202/kWh	\$84.47
Fuel Charge	918 kWh @ \$0.03516/kWh	\$32.28
Storm Protection Charge	918 kWh @ \$0.00568/kWh	\$5.21
Clean Energy Transition Mechanism	918 kWh @ \$0.00418/kWh	\$3.84
Storm Surcharge	918 kWh @ \$0.02121/kWh	\$19.47
Florida Gross Receipt Tax		\$4.22
Electric Service Cost		\$168.63
State Tax		\$14.25
Total Electric Cost, Local Fees and Taxes		\$182.88

Avg kWh Used Per Day



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Total Current Month's Charges \$182.88

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P.O. Box 31318
Tampa, FL 33631-3318
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888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
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- Energy-Saving Programs:**
813-275-3909

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Get ahead of hot weather.
TampaElectric.com/SpringTuneUp



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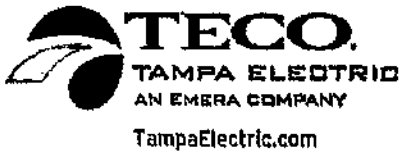
DOGGONE IT!

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Call 811 to have utility lines marked for free. Digging on a Saturday? Call 811 by Wednesday.

Visit TampaElectric.com/811 for more information.





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

Statement Date: April 08, 2026

Amount Due: \$21.46
 Due Date: April 29, 2026
 Account #: 211003934034

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$29.03
Payment(s) Received Since Last Statement	-\$29.03
Current Month's Charges	\$21.46
Amount Due by April 29, 2026	\$21.46

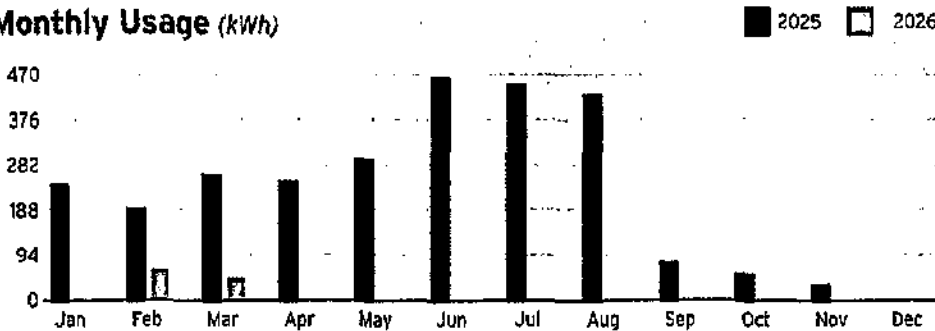
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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Monthly Usage (kWh)



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TECOaccount.com

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

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



Account #: 211003934034
 Due Date: April 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: \$21.46
 Payment Amount: \$ _____

627927818319

Your account will be drafted on April 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: April 08, 2026
Charges Due: April 29, 2026

Meter Read

Meter Location: Irrigation

Service Period: Mar 04, 2026 - Apr 01, 2026

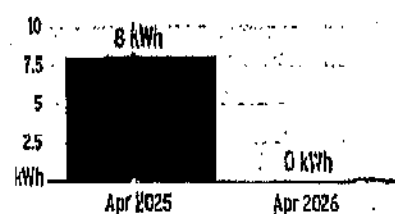
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496672	04/01/2026	34,570	34,569		1 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.79
State Tax		\$1.67
Total Electric Cost, Local Fees and Taxes		\$21.46



Total Current Month's Charges

\$21.46

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Phone
Toll Free: 866-689-6469

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

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7-1-1
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813-275-3909

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0301080027-0200149-Page 20 of 45

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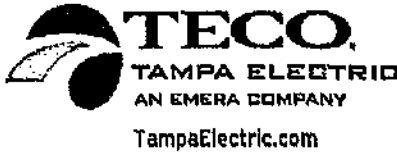
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CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK OF HILLSBO
7152 TRENT CREEK DR PMP
RUSKIN, FL 33573-0000

Statement Date: April 08, 2026

Amount Due: \$25.52

Due Date: April 29, 2026
Account #: 211003934265

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$29.39
Payment(s) Received Since Last Statement	-\$29.39
Current Month's Charges	\$25.52
Amount Due by April 29, 2026	\$25.52

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

Your Energy Insight

- Your average daily kWh used was 96.36% lower than the same period last year.
- Your average daily kWh used was 60% lower than it was in your previous period.



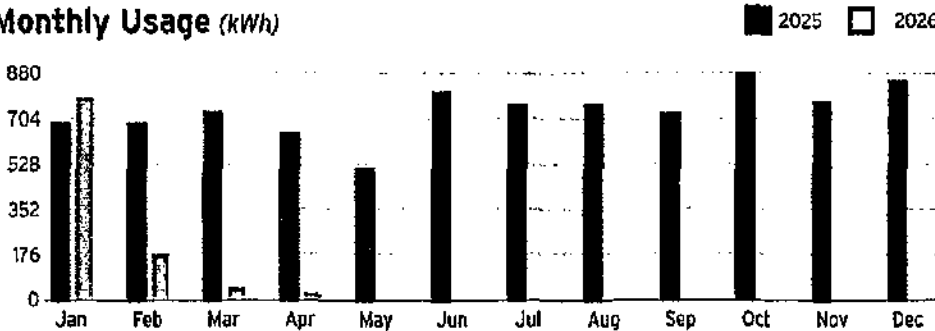
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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

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



Account #: 211003934265
Due Date: April 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: \$25.52

Payment Amount: \$ _____

627927818320

Your account will be drafted on April 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.

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

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

Meter Read

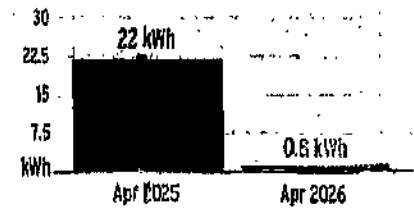
Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000595500	04/01/2026	49,270	49,246	24 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	24 kWh @ \$0.09202/kWh	\$2.21
Fuel Charge	24 kWh @ \$0.03516/kWh	\$0.84
Storm Protection Charge	24 kWh @ \$0.00569/kWh	\$0.14
Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	24 kWh @ \$0.02121/kWh	\$0.51
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.53
State Tax		\$1.99
Total Electric Cost, Local Fees and Taxes		\$25.52

Total Current Month's Charges \$25.52

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

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

Contact Us

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

Hearing Impaired/TTY: 7-11
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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IT'S TIME FOR A FREE Spring Energy Tune Up!

Get ahead of hot weather's effects on your electric bill.

OUR SPRING TUNE-UP TOOLKIT INCLUDES:



Energy Audits

Get a free expert assessment of your home's energy use, with personalized recommendations, rebates and simple ways to start saving right away.



Budget Billing

Avoid seasonal bill spikes by spreading costs evenly. Your monthly payment is based on your average past usage, so it stays more predictable year-round.



Prime Time Plus

Earn bill credits by letting enrolled devices briefly adjust during peak-energy-use times, lowering your costs while reducing strain on the grid. A free smart thermostat will help you save even more.



Get ahead of hot weather.
TampaElectric.com/SpringTuneUp



0000007-0000144-Page 3 of 46

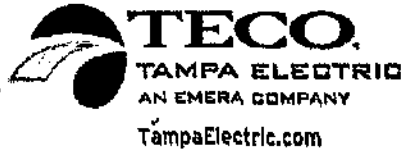
DOGGONE IT!

Buried lines are below.
Hitting one could be ruff.
Before you dig, call 811.

Call 811 to have utility lines marked for free. Digging on a Saturday? Call 811 by Wednesday.

Visit TampaElectric.com/811 for more information.





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

Statement Date: April 08, 2026

Amount Due: \$844.19
 Due Date: April 29, 2026
 Account #: 211003934406

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$842.55
Payment(s) Received Since Last Statement	-\$842.55
Current Month's Charges	\$844.19
Amount Due by April 29, 2026	\$844.19

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

Your Energy Insight

- Your average daily kWh used was .38% higher than the same period last year.
- Your peak billing demand was 13.33% lower than the same period last year.

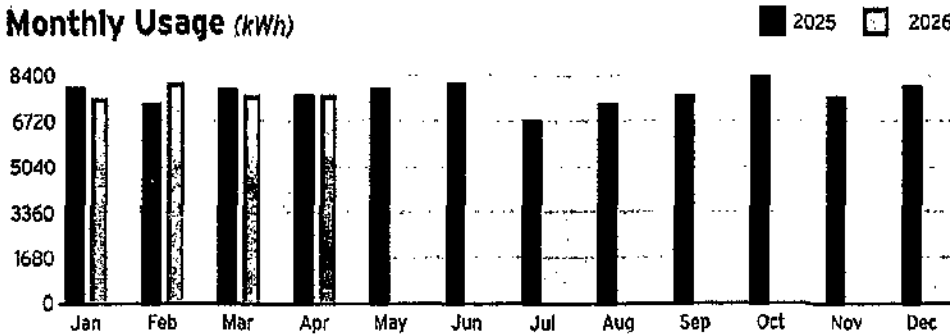
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 211003934406
 Due Date: April 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: \$844.19
 Payment Amount: \$ _____

627927818321

Your account will be drafted on April 29, 2026

CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK OF HILLSBO; C/O DPFG
 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.

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

Account #1 E11003934406
Statement Date: April 08, 2026
Charges Due: April 29, 2026

Meter Read

Service Period: Mar 04, 2026 - Apr 01, 2026

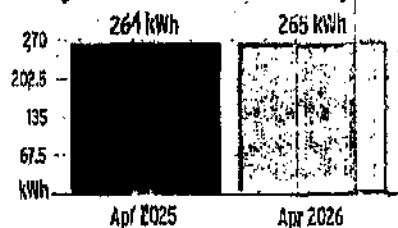
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multipier	Billing Period
1000851617	04/01/2026	39,553	31,959	7,684 kWh	1	29 Days
1000851617	04/01/2026	13.08	0	13.08 kW	1	29 Days

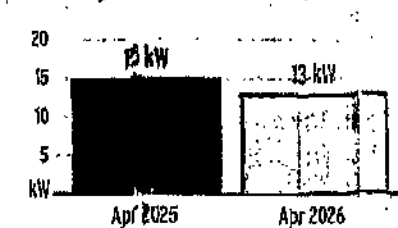
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	13 kW @ \$19.06000/kW	\$247.78
Energy Charge	7,684 kWh @ \$0.00815/kWh	\$62.62
Fuel Charge	7,684 kWh @ \$0.03516/kWh	\$270.17
Capacity Charge	13 kW @ \$0.72000/kW	\$9.36
Storm Protection Charge	13 kW @ \$2.02000/kW	\$26.26
Energy Conservation Charge	13 kW @ \$0.79000/kW	\$10.27
Environmental Cost Recovery	7,684 kWh @ \$0.00072/kWh	\$5.53
Clean Energy Transition Mechanism	13 kW @ \$1.15000/kW	\$14.95
Storm Surcharge	7,684 kWh @ \$0.01035/kWh	\$79.53
Florida Gross Receipt Tax		\$19.46
Electric Service Cost		\$778.41
State Tax		\$65.78
Total Electric Cost, Local Fees and Taxes		\$844.19

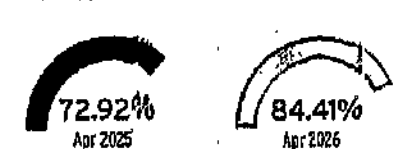
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges \$844.19

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

Ways To Pay Your Bill

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- Mail A Check**
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TECO
P.O. Box 3131B
Tampa, FL 33631-3318
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All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111
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- Hearing Impaired/TTY: 7-1-1
- Power Outage: 877-588-1010
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00000007-0000157-Page 26 of 45

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Get a free expert assessment of your home's energy use, with personalized recommendations, rebates and simple ways to start saving right away.



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Get ahead of hot weather.
TampaElectric.com/SpringTuneUp



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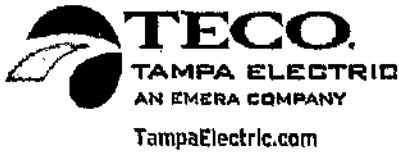
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CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK COMMUNITY
 10116 GEESE TRAIL CR
 SUN CITY CENTER, FL 33573-0000

Statement Date: April 08, 2026

Amount Due:	\$2,032.85
Due Date:	April 29, 2026
Account #:	211003934620

DO NOT PAY: Your account will be drafted on April 29, 2026



Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$2,032.85
Payment(s) Received Since Last Statement	-\$2,032.85
Current Month's Charges	\$2,032.85
Amount Due by April 29, 2026	\$2,032.85

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

Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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



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

Account #: 211003934620
 Due Date: April 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:	\$2,032.85
Payment Amount: \$	_____

627927818322

Your account will be drafted on April 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.

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

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

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	868 kWh @ \$0.03411/kWh	\$29.61
Fixture & Maintenance Charge	37 Fixtures	\$1041.92
Lighting Pole / Wire	37 Poles	\$770.88
Lighting Fuel Charge	868 kWh @ \$0.03452/kWh	\$29.96
Storm Protection Charge	868 kWh @ \$0.00574/kWh	\$4.98
Clean Energy Transition Mechanism	868 kWh @ \$0.00043/kWh	\$0.37
Storm Surcharge	868 kWh @ \$0.01230/kWh	\$10.68
Florida Gross Receipt Tax		\$1.94
State Tax		\$142.51
Lighting Charges		\$2,032.85

Total Current Month's Charges

\$2,032.85

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33637-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-11

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com/SpringTuneUp



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Before you dig, call 811.

Call 811 to have utility lines marked for free. Digging on a Saturday? Call 811 by Wednesday.

Visit TampaElectric.com/811 for more information.





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

Statement Date: March 30, 2026

Amount Due: \$12,435.74

Due Date: April 20, 2026

Account #: 211003934828

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

Account Summary

Current Service Period: February 24, 2026 - March 24, 2026	
Previous Amount Due	\$11,648.22
Payment(s) Received Since Last Statement	-\$11,648.22
Current Month's Charges	\$12,435.74
Amount Due by April 20, 2026	\$12,435.74

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



Scan here to view your account online.



DEDICATED TO KEEPING YOUR POWER FLOWING
 24-7-365.

TECO TAMPA ELECTRIC TampaElectric.com/Value

00000392-0000855-Page 1 of 8

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

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



Account #: 211003934828

Due Date: April 20, 2026

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

Amount Due: \$12,435.74

Payment Amount: \$ _____

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

608174800893

Your account will be drafted on April 20, 2026

00000392 FTECO103312600032710 00000 01 00000000 392 004
 CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK OF HC 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:
19 19TH AVE NW
RUSKIN, FL 33570-0000

Account #: 211003934828
Statement Date: March 30, 2026
Charges Due: April 20, 2026

Service Period: Feb 24, 2026 - Mar 24, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	6378 kWh @ \$0.03411/kWh	\$217.55
Fixture & Maintenance Charge	268 Fixtures	\$5404.91
Lighting Pole / Wire	270 Poles	\$5673.24
Lighting Fuel Charge	6378 kWh @ \$0.03452/kWh	\$220.17
Storm Protection Charge	6378 kWh @ \$0.00574/kWh	\$36.61
Clean Energy Transition Mechanism	6378 kWh @ \$0.00043/kWh	\$2.74
Storm Surcharge	6378 kWh @ \$0.01230/kWh	\$78.45
Florida Gross Receipt Tax		\$14.24
State Tax		\$787.83
Lighting Charges		\$12,435.74

Storm Surcharge Ends In September, Lowering Electric Costs
In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$12,435.74

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Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
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TampaElectric.com
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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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POWER SAVINGS FOR YOUR BUSINESS

EASY WAYS TO USE LESS
ENERGY AND SAVE MONEY



00000555-00100055- Page 3 of 8

FREE COMMERCIAL ENERGY AUDIT

A simple, no-cost way to uncover savings

Our energy experts review how your business uses energy and identify practical opportunities to reduce costs. Whether you run a restaurant, retail shop or manufacturing facility, you'll receive clear energy-saving recommendations, along with guidance on available rebates that can help you save even more.

PAID ENERGY AUDIT

Deeper insights with added value

Our experts conduct a detailed review of energy use across your facility. A typical paid audit starts at just \$75. We examine equipment size and operating hours, identify process inefficiencies, and handle sub-metering and monitoring* of energy-using equipment to uncover opportunities for greater efficiency. You receive clear, customized recommendations that help you maximize energy savings.

**Available on equipment or panels < 480 volts.*

CUT COSTS WITH REBATES FOR ENERGY-SMART UPGRADES

We help you find upgrades that make sense and rebates that help reduce upfront costs.

Lighting

Earn a rebate when you install energy-efficient lighting systems that lower electricity use while maintaining performance and visibility.

Variable Frequency Drive and Motor Controls

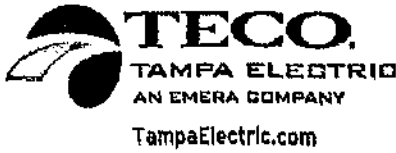
Maximize production efficiency and reduce electricity use by installing variable frequency drives on compressor-based electric equipment. Rebates can help offset installation costs.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

Learn more about all our energy-saving programs at TampaElectric.com/BitzSave. You can also speak with our energy experts on weekdays from 8 a.m. to 5 p.m. at 813-275-3909.





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

Statement Date: April 08, 2026

Amount Due: \$78.31
Due Date: April 29, 2026
Account #: 221001581182

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$73.75
Payment(s) Received Since Last Statement	-\$73.75
Current Month's Charges	\$78.31
Amount Due by April 29, 2026	\$78.31

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

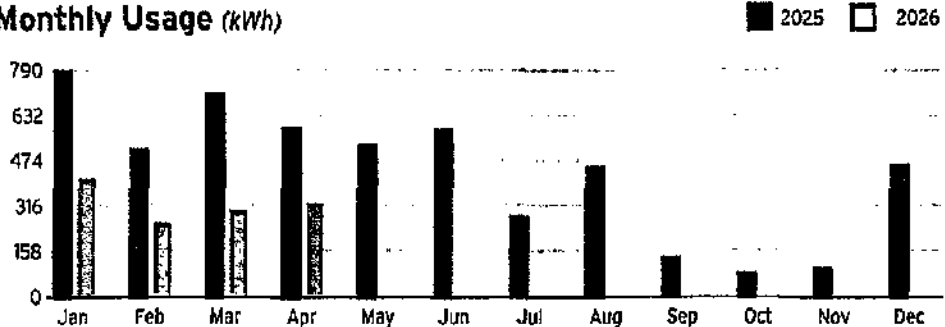
Your Energy Insight

- Your average daily kWh used was 45% lower than the same period last year.
- Your average daily kWh used was 10% higher than it was in your previous period.

Scan here to view your account online.

00000007-0000145-Page 11 of 46

Monthly Usage (kWh)



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

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



Account #: 221001581182
Due Date: April 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: \$78.31
Payment Amount: \$ _____

688421339559
Your account will be drafted on April 29, 2026

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

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

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



Service For:
4770 NE 19 AVE
RUSKIN, FL 33573

Account #: R21001581182
Statement Date: April 08, 2026
Charges Due: April 29, 2026

Meter Read

Service Period: Mar 04, 2026 - Apr 01, 2026

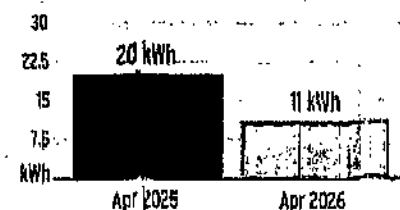
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000851608	04/01/2026	42,039	41,715	324 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	324 kWh @ \$0.09202/kWh	\$29.81
Fuel Charge	324 kWh @ \$0.03516/kWh	\$11.39
Storm Protection Charge	324 kWh @ \$0.00568/kWh	\$1.84
Clean Energy Transition Mechanism	324 kWh @ \$0.00418/kWh	\$1.35
Storm Surcharge	324 kWh @ \$0.02121/kWh	\$6.87
Florida Gross Receipt Tax		\$1.81
Electric Service Cost		\$72.21
State Tax		\$6.10
Total Electric Cost, Local Fees and Taxes		\$78.31

Avg kWh Used Per Day



Total Current Month's Charges

\$78.31

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

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Get ahead of hot weather's effects on your electric bill.

OUR SPRING TUNE-UP TOOLKIT INCLUDES:



Energy Audits

Get a free expert assessment of your home's energy use, with personalized recommendations, rebates and simple ways to start saving right away.



Budget Billing

Avoid seasonal bill spikes by spreading costs evenly. Your monthly payment is based on your average past usage, so it stays more predictable year-round.



Prime Time Plus

Earn bill credits by letting enrolled devices briefly adjust during peak energy-use times, lowering your costs while reducing strain on the grid. A free smart thermostat will help you save even more.



Get ahead of hot weather.
TampaElectric.com/SpringTuneUp



00000007-0000146-Page 13 of 46

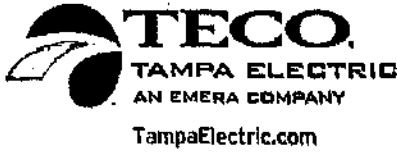
DOGGONE IT!

Buried lines are below.
Hitting one could be ruff.
Before you dig, call 811.

Call 811 to have utility lines marked for free. Digging on a Saturday? Call 811 by Wednesday.

Visit TampaElectric.com/811 for more information.





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

Statement Date: April 08, 2026

Amount Due: \$493.90
 Due Date: April 29, 2026
 Account #: 221003904697

DO NOT PAY: Your account will be drafted on April 29, 2026

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$471.74
Payment(s) Received Since Last Statement	-\$471.74
Current Month's Charges	\$493.90
Amount Due by April 29, 2026	\$493.90

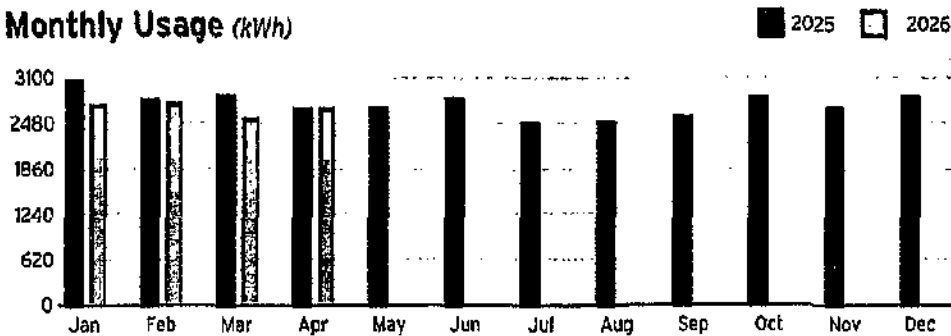
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **1.09%** higher than the same period last year.
- Your average daily kWh used was **5.68%** higher than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: April 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: \$493.90
 Payment Amount: \$ _____

656322737791

Your account will be drafted on April 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.

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

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

Meter Read

Service Period: Mar 04, 2026 - Apr 01, 2026

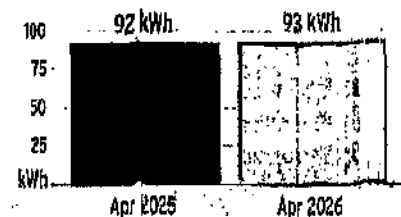
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000506228	04/01/2026	87,284	84,599	2,685 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2,685 kWh @ \$0.09202/kWh	\$247.07
Fuel Charge	2,685 kWh @ \$0.03516/kWh	\$94.40
Storm Protection Charge	2,685 kWh @ \$0.00568/kWh	\$15.25
Clean Energy Transition Mechanism	2,685 kWh @ \$0.00418/kWh	\$11.22
Storm Surcharge	2,685 kWh @ \$0.02121/kWh	\$56.95
Florida Gross Receipt Tax		\$11.39
Electric Service Cost		\$455.42
State Tax		\$38.48
Total Electric Cost, Local Fees and Taxes		\$493.90



Total Current Month's Charges

\$493.90

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Ways To Pay Your Bill

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

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

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

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TampaElectric.com/SpringTuneUp



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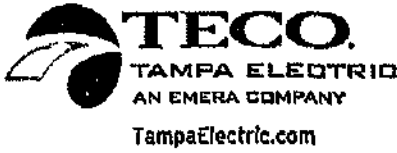
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CYPRESS CREEK OF HILLSBOROUGH CDD
 9770 MULBERRY MARSH LN
 SUN CITY CENTER, FL 33573-0227

Statement Date: April 08, 2026

Amount Due: \$588.79
 Due Date: April 29, 2026
 Account #: 221007372990

DO NOT PAY: Your account will be drafted on April 29, 2026

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$735.41
Payment(s) Received Since Last Statement	-\$735.41
Current Month's Charges	\$588.79
Amount Due by April 29, 2026	\$588.79

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

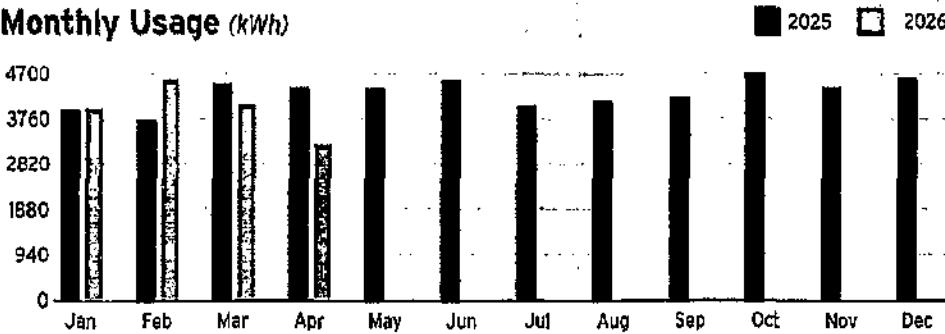
Your Energy Insight

- Your average daily kWh used was 26.49% lower than the same period last year.
- Your average daily kWh used was 20.71% lower than it was in your previous period.

Scan here to view your account online.

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Monthly Usage (kWh)



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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



Account #: 221007372990
 Due Date: April 29, 2026

Pay your bill online at TampaElectric.com
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$588.79
 Payment Amount: \$ _____

636569772686

Your account will be drafted on April 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:
 9770 MULBERRY MARSH LN
 SUN CITY CENTER, FL 33573-0227

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

Meter Read

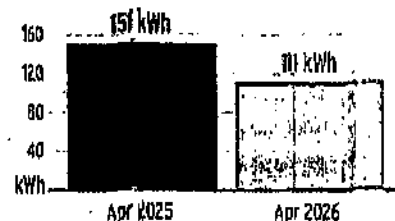
Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedules: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514240	04/01/2026	80,032	76,808		3,224 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,224 kWh @ \$0.09202/kWh	\$296.67
Fuel Charge	3,224 kWh @ \$0.03516/kWh	\$113.36
Storm Protection Charge	3,224 kWh @ \$0.00568/kWh	\$18.31
Clean Energy Transition Mechanism	3,224 kWh @ \$0.00418/kWh	\$13.48
Storm Surcharge	3,224 kWh @ \$0.02121/kWh	\$68.38
Florida Gross Receipt Tax		\$13.57
Electric Service Cost		\$542.91
State Tax		\$45.88
Total Electric Cost, Local Fees and Taxes		\$588.79

Total Current Month's Charges \$588.79

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

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

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TampaElectric.com/SpringTuneUp



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

Statement Date: March 30, 2026

Amount Due: \$2,613.39
 Due Date: April 20, 2026
 Account #: 221007595426

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

Account Summary

Current Service Period: February 24, 2026 - March 24, 2026	
Previous Amount Due	\$2,430.13
Payment(s) Received Since Last Statement	-\$2,430.13
Current Month's Charges	\$2,613.39
Amount Due by April 20, 2026	\$2,613.39

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



Scan here to view your account online.



DEDICATED TO KEEPING YOUR POWER FLOWING
 24-7-365.
 TECO TAMPA ELECTRIC TampaElectric.com/Value

00000332-0100057-Page 5 of 8

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



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

Account #: 221007595426
 Due Date: April 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 to enroll now.

Amount Due: \$2,613.39
 Payment Amount: \$ _____

619285863418

Your account will be drafted on April 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: March 30, 2026
 Charges Due: April 20, 2026

Service Period: Feb 24, 2026 - Mar 24, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1175 kWh @ \$0.03411/kWh	\$40.08
Fixture & Maintenance Charge	61 Fixtures	\$1022.21
Lighting Pole / Wire	61 Poles	\$1302.96
Lighting Fuel Charge	1175 kWh @ \$0.03452/kWh	\$40.56
Storm Protection Charge	1175 kWh @ \$0.00574/kWh	\$6.74
Clean Energy Transition Mechanism	1175 kWh @ \$0.00043/kWh	\$0.51
Storm Surcharge	1175 kWh @ \$0.01230/kWh	\$14.45
Florida Gross Receipt Tax		\$2.62
State Tax		\$183.26
Lighting Charges		\$2,613.39

Storm Surcharge Ends in September, Lowering Electric Costs
 In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$2,613.39

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

Ways To Pay Your Bill

- Bank Draft**
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- Mail A Check**
Payments:
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 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. 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: 7-11
 Power Outage: 877-588-1010
 Energy-Saving Programs: 813-275-3909

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POWER SAVINGS FOR YOUR BUSINESS

EASY WAYS TO USE LESS
ENERGY AND SAVE MONEY



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FREE COMMERCIAL ENERGY AUDIT

A simple, no-cost way to uncover savings.

Our energy experts review how your business uses energy and identify practical opportunities to reduce costs. Whether you run a restaurant, retail shop or manufacturing facility, you'll receive clear energy-saving recommendations, along with guidance on available rebates that can help you save even more.

PAID ENERGY AUDIT

Deeper insights with added value

Our experts conduct a detailed review of energy use across your facility. A typical paid audit starts at just \$75. We examine equipment size and operating hours, identify process inefficiencies, and handle sub-metering and monitoring* of energy-using equipment to uncover opportunities for greater efficiency. You receive clear, customized recommendations that help you maximize energy savings.

*Available on equipment or panels < 480 volts.

CUT COSTS WITH REBATES FOR ENERGY-SMART UPGRADES

We help you find upgrades that make sense and rebates that help reduce upfront costs.

Lighting

Earn a rebate when you install energy-efficient lighting systems that lower electricity use while maintaining performance and visibility.

Variable Frequency Drive and Motor Controls

Maximize production efficiency and reduce electricity use by installing variable frequency drives on compressor-based electric equipment. Rebates can help offset installation costs.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

Learn more about all our energy-saving programs at TampaElectric.com/BizSave. You can also speak with our energy experts on weekdays from 8 a.m. to 5 p.m. at 813-275-3909.





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

Statement Date: April 08, 2026

Amount Due: \$118.47
 Due Date: April 29, 2026
 Account #: 221007730122

DO NOT PAY: Your account will be drafted on April 29, 2026

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$116.00
Payment(s) Received Since Last Statement	-\$116.00
Current Month's Charges	\$118.47
Amount Due by April 29, 2026	\$118.47

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

Your Energy Insight

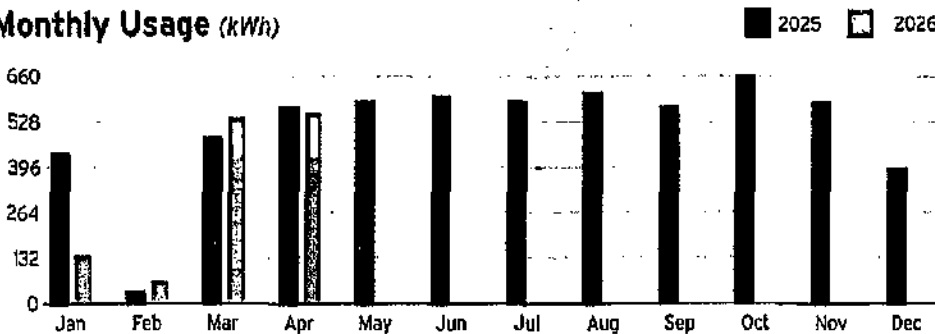
- Your average daily kWh used was 5% lower than the same period last year.
- Your average daily kWh used was 0% higher than it was in your previous period.

Scan here to view your account online.



Savings made simple
 Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.
TECOaccount.com

Monthly Usage (kWh)



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

Account #: 221007730122
 Due Date: April 29, 2026

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

Amount Due: \$118.47
 Payment Amount: \$ _____

665199214743

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

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

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

Account #: Z21007730122
Statement Date: April 08, 2026
Charges Due: April 29, 2026

Meter Read

Service Period: Mar 04, 2026 - Apr 01, 2026

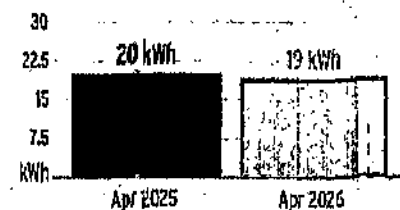
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000565421	04/01/2026	34,923	34,371		552 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	552 kWh @ \$0.09202/kWh	\$50.80
Fuel Charge	552 kWh @ \$0.03516/kWh	\$19.41
Storm Protection Charge	552 kWh @ \$0.00568/kWh	\$3.14
Clean Energy Transition Mechanism	552 kWh @ \$0.00418/kWh	\$2.31
Storm Surcharge	552 kWh @ \$0.02121/kWh	\$11.71
Florida Gross Receipt Tax		\$2.73
Electric Service Cost		\$109.24
State Tax		\$9.23
Total Electric Cost, Local Fees and Taxes		\$118.47



Total Current Month's Charges

\$118.47

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 Toll Free: 866-689-6469
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 7-1-1
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00000007-0000151-Page 24 of 44

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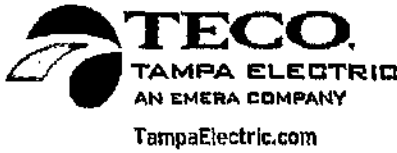
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CYPRESS CREEK OF HILLSBOROUGH CDD
 10008 MERRY FAWN CT, A
 SUN CITY CENTER, FL 33573-6784

Statement Date: April 08, 2026

Amount Due:	\$349.91
Due Date:	April 29, 2026
Account #:	221009578578

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$349.75
Payment(s) Received Since Last Statement	-\$349.75
Current Month's Charges	\$349.91
Amount Due by April 29, 2026	\$349.91

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

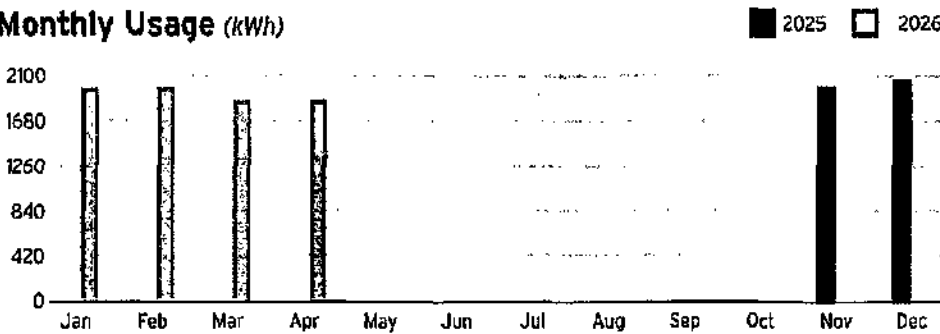
Your Energy Insight

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

Scan here to view your account online.

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Monthly Usage (kWh)



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

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



Account #: 221009578578
 Due Date: April 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:	\$349.91
Payment Amount: \$	_____

682248566949

Your account will be drafted on April 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: April 08, 2026
Charges Due: April 29, 2026

Meter Read

Service Period: Mar 04, 2026 - Apr 01, 2026

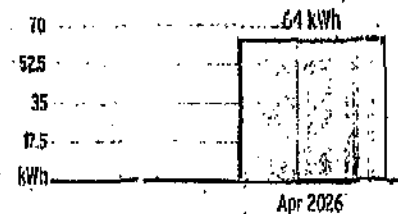
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000491573	04/01/2026	40,379	38,512	1,867 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,867 kWh @ \$0.09202/kWh	\$171.80
Fuel Charge	1,867 kWh @ \$0.03516/kWh	\$65.64
Storm Protection Charge	1,867 kWh @ \$0.00568/kWh	\$10.60
Clean Energy Transition Mechanism	1,867 kWh @ \$0.00418/kWh	\$7.80
Storm Surcharge	1,867 kWh @ \$0.02121/kWh	\$39.60
Florida Gross Receipt Tax		\$8.07
Electric Service Cost		\$322.65
State Tax		\$27.26
Total Electric Cost, Local Fees and Taxes		\$349.91

Avg kWh Used Per Day



Total Current Month's Charges

\$349.91

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

Ways To Pay Your Bill

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

Contact Us

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

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

IT'S TIME FOR A FREE Spring Energy Tune Up!

Get ahead of hot weather's effects on your electric bill.

OUR SPRING TUNE-UP TOOLKIT INCLUDES:



Energy Audits

Get a free expert assessment of your home's energy use, with personalized recommendations, rebates and simple ways to start saving right away.



Budget Billing

Avoid seasonal bill spikes by spreading costs evenly. Your monthly payment is based on your average past usage, so it stays more predictable year-round.



Prime Time Plus

Earn bill credits by letting enrolled devices briefly adjust during peak-energy-use times, lowering your costs while reducing strain on the grid. A free smart thermostat will help you save even more.



Get ahead of hot weather.
TampaElectric.com/SpringTuneUp



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DOGGONE IT!

Buried lines are below.
Hitting one could be ruff.
Before you dig, call 811.

Call 811 to have utility lines marked for free. Digging on a Saturday? Call 811 by Wednesday.

Visit TampaElectric.com/811 for more information.





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

Statement Date: March 27, 2026

Amount Due: \$360.85

Due Date: April 17, 2026
 Account #: 221009579147

DO NOT PAY. Your account will be drafted on April 17, 2026

Account Summary

Current Service Period: February 21, 2026 - March 23, 2026	
Previous Amount Due	\$335.52
Payment(s) Received Since Last Statement	-\$335.52
Current Month's Charges	\$360.85
Amount Due by April 17, 2026	\$360.85

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



Scan here to view your account online.



00000469-0001007-Page 1 of 4

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

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



Account #: 221009579147
 Due Date: April 17, 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: \$360.85

Payment Amount: \$ _____

645211699513

Your account will be drafted on April 17, 2026

00000469 FTECO103282900455210 00000 01 01000000 489 002
 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: March 27, 2026
Charges Due: April 17, 2026

Service Period: Feb 21, 2026 - Mar 23, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	189 kWh @ \$0.03411/kWh	\$6.45
Fixture & Maintenance Charge	7 Fixtures	\$147.77
Lighting Pole / Wire	8 Poles	\$170.98
Lighting Fuel Charge	189 kWh @ \$0.03452/kWh	\$6.52
Storm Protection Charge	189 kWh @ \$0.00574/kWh	\$1.08
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
State Tax		\$25.33
Lighting Charges		\$360.85

Storm Surcharge Ends In September, Lowering Electric Costs
In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BlzSave.

Total Current Month's Charges

\$360.85

010000489-00011007-Page 2 of 4

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com
Phone:

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-0101
Energy-Saving Programs:
813-275-3909

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POWER SAVINGS FOR YOUR BUSINESS

EASY WAYS TO USE LESS
ENERGY AND SAVE MONEY



00000468-0001008-Page 3 of 4

FREE COMMERCIAL ENERGY AUDIT

A simple, no-cost way to uncover savings

Our energy experts review how your business uses energy and identify practical opportunities to reduce costs. Whether you run a restaurant, retail shop or manufacturing facility, you'll receive clear energy-saving recommendations, along with guidance on available rebates that can help you save even more.

PAID ENERGY AUDIT

Deeper insights with added value

Our experts conduct a detailed review of energy use across your facility. A typical paid audit starts at just \$75. We examine equipment size and operating hours, identify process inefficiencies, and handle sub-metering and monitoring* of energy-using equipment to uncover opportunities for greater efficiency. You receive clear, customized recommendations that help you maximize energy savings.

**Available on equipment or panels < 480 volts.*

CUT COSTS WITH REBATES FOR ENERGY-SMART UPGRADES

We help you find upgrades that make sense and rebates that help reduce upfront costs.

Lighting

Earn a rebate when you install energy-efficient lighting systems that lower electricity use while maintaining performance and visibility.

Variable Frequency Drive and Motor Controls

Maximize production efficiency and reduce electricity use by installing variable frequency drives on compressor-based electric equipment. Rebates can help offset installation costs.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

Learn more about all our energy-saving programs at TampaElectric.com/BizSave. You can also speak with our energy experts on weekdays from 8 a.m. to 5 p.m. at 813-275-3909.





0 CYPRESS CREEK CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,343.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	\$1,770.20
Payments & Credits	\$1,770.20
Purchases & Other Charges	\$1,631.51
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,631.51

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

PAYMENT INFORMATION

New Balance	\$1,631.51
Minimum Payment Due	\$1,631.51
Payment Due Date	April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	1,770.20-
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,770.20-
			JENNIFER DUNN	TOTAL :
				\$1,631.51
03/03	03/03	5543286EE5SGL0D8P	IN *SHEDPRO LLC ARCADIA FL	380.00
			MCC: 5211 MERCHANT ZIP:	
03/04	03/04	5543286EF5SRF270P	SQ *SEAN FLYNN (ASAP I TAMPA FL	450.00
			MCC: 1520 MERCHANT ZIP: 33629	
03/05	03/05	5270715EH09FR994Y	THE HOME DEPOT #6951 RUSKIN FL	115.39
			MCC: 5200 MERCHANT ZIP: 33573000	
03/06	03/06	7541823EH7ASH37ED	CCI*CONSTANT-CONTACT WALTHAM MA	85.00
			MCC: 5968 MERCHANT ZIP:	
03/09	03/09	0541601EL43A86WWD	WAL-MART #2229 APOLLO BEACH FL	21.89
			MCC: 5411 MERCHANT ZIP:	
03/10	03/10	5530876ENKMPVFHNP	SHELL OIL 575425362QPS RUSKIN FL	21.39
			MCC: 5542 MERCHANT ZIP: 33573	
03/13	03/13	0543684ETBLJ9A2BE	WAL-MART #2229 APOLLO BEACH FL	182.85

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	April 27, 2026
New Balance	\$1,631.51
Minimum Payment Due	\$1,631.51
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

0 CYPRESS CREEK CDD 0

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
03/14	03/14	5543286ET5Y46Y6HG	MCC: 5411 MERCHANT ZIP: 33572 AMAZON MKTPL*BP3US1YP1 SEATTLE WA	64.99
03/18	03/18	5543286EX5Z5GK0XV	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BD0ZL2CD0 SEATTLE WA	12.74
03/18	03/18	5543286EX5Z60VSHD	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*BD8ZT8C20 SEATTLE WA	6.59
03/18	03/18	5543286EX5Z73BJ7V	MCC: 5942 MERCHANT ZIP: SPECTRUM MOBILE 855-707-7328 MO	20.00
03/21	03/21	5543286F060D85JGR	MCC: 4899 MERCHANT ZIP: AMAZON.COM*BD4P74510 SEATTLE WA	6.44
03/27	03/27	5542135F7VAM8003J	MCC: 5942 MERCHANT ZIP: BOUNCE HOUSE GALS TAMPA FL	199.00
03/27	03/27	0543684F7BLJB1WMS	MCC: 7394 MERCHANT ZIP: WM SUPERCENTER #5300 GIBSONTON FL	42.91
03/28	03/28	5530876F8L8ZV0RX4	MCC: 5411 MERCHANT ZIP: 33534 SHELL OIL 575425362QPS RUSKIN FL	12.00
03/28	03/28	5548382F80LJSGXL3	MCC: 5541 MERCHANT ZIP: 33573 WAL-MART #1203 WIMAUMA FL	10.32
			MCC: 5411 MERCHANT ZIP: 33598	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,631.51 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$26.34	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$4.08	\$0-\$500,000 = 0.25%
New Cashback Balance	\$30.42	\$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.

From: Sean Flynn (Asap irrigation)

messenger@messaging.squareup.com

Subject: Receipt from Sean Flynn (Asap irrigation) #3Jzl

Date: Mar 4, 2026 at 10:59:23 AM

To: manager@cypresscreekcdd.com



Sean Flynn (Asap irrigation)



Let Sean Flynn (Asap irrigation) know how your experience was

\$450.00

Custom Amount	\$450.00
<hr/>	
Total	\$450.00

Sean Flynn (Asap irrigation)

11127 Irish Moss Ave

RIVERVIEW, FL 33569

(813) 716-9578

MasterCard 2233
(Keyed)

Mar 4 2026 at 10:58 AM

#3Jzl



Auth code: 004711



Receipt Settings

[Not your receipt?](#) [Manage preferences](#)

[Report message to Square](#)

Spring Event Gas

Welcome to Shell
SUN CITY SHELL
OUR STORE
57542536206
SHELL
711 CYPRESS VILLAGE BLV
SUN CITY CENT FL 33573

Spring Event

Welcome to Shell
SUN CITY SHELL
OUR STORE
57542536206
SHELL
711 CYPRESS VILLAGE BLV
SUN CITY CENT FL 33573

< DUPLICATE RECEIPT >

Description	Qty	Amount
VPOWER CR #08	4.923G	25.35
SELF @ 5.149/ G		
	Subtotal	25.35
TOTAL		25.35
	CREDIT \$	25.35

<CUSTOMER COPY>

Description	Qty	Amount
ICE BAG 7LB	4	11.16
	Subtotal	11.16
	Tax	0.84
TOTAL		12.00
	CREDIT \$	12.00

Mastercard
USD\$25.35
XXXX XXXX XXXX 2233
Chip Read
APPROVED
AUTH # 031757
INV # 476762
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 0110A0400122000
0000000000000000
0000FF
ARC: 00

Mastercard USD\$12.00
XXXX XXXX XXXX 2233
Chip Read
APPROVED
AUTH # 028167 INV # 364505
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 0110A0400122000
0000000000000000
0000FF
TSI: E800
ARC: 00

TOTAL SAVED \$0.24

Customer Copy

Fuel Rewards program
Acct: XXXX9530

Please come again

Cents/Gal Rewards

Daily \$0.05/Gal
up to 20 gallons
Used \$0.05/Gal

THANKS, COME AGAIN

ST#603 DR#1 TRAN#1028095
CSH: 8 3/28/26 12:07:04 PM

Discounts Saved

\$0.25 off Fuel
Save on every fill,
see text messages &
complete sign-up.
Msg/rates may apply.

Spring Event

Give us feedback @ survey.walmart.com
Thank you! ID #:7WR8VHFOXW3



WM Supercenter
813-633-1467 Mgr. MARK
4928 STATE ROAD 674
WIMAUMA FL 33598
ST# 01203 OP# 009026 TE# 26 TR# 03521

ITEMS SOLD 2
TC# 8389 6650 7464 1674 1876



SM BAG ICE 000000032070 F 9.32 N
4 AT 1 FOR 2.33
TABLE COVER 843623131040 1.00 N

SUBTOTAL 10.32
TOTAL 10.32
MCARD TEND 10.32
CHANGE DUE 0.00

DECLINED TRANSACTION
MASTERCARD- 2233 1
AID A0000000041010
TERMINAL # 22997256
CUSTOMER CANCELLED BANKCARD
03/28/26 09:03:14

MASTERCARD- 2233 I 1 APPR#028122
10.32 TOTAL PURCHASE
REF # 608767329721
AID A0000000041010
TERMINAL # 22997256
*No Signature Required
03/28/26 09:06:49

Tax ID: 85-8013484542C-2
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-8013484542C-2
Expiration Date: 2027-02-28
This Certifies that:
CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEV
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



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Scan for 30-day free trial.

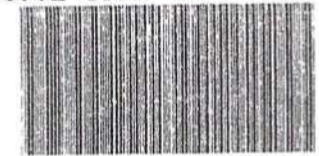
Spring Event

Give us feedback @ survey.walmart.com
Thank you! ID #:7WR8RG1VD4XS



WM Supercenter
813-672-0739 Mgr. DAVID
9205 GIBSONTON DR
GIBSONTON FL 33534
ST# 05300 OP# 009032 TE# 32 TR# 02925

ITEMS SOLD 3
TC# 5932 0086 4014 9246 0501



BOYS BEACH P 840266778070 10.97 N
BOYS ROCKET 840266778000 15.97 N
GRNBW BLLBSK 013253112620 15.97 N

SUBTOTAL 42.91
TOTAL 42.91
MCARD TEND 42.91
CHANGE DUE 0.00

MASTERCARD- 2233 I 1 APPR#027700
42.91 TOTAL PURCHASE
REF # UDVKV2247100
AID A0000000041010
TERMINAL # 25326744
*No Signature Required
03/27/26 15:30:31

Tax ID: 85-8013484542C-2
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-8013484542C-2
Expiration Date: 2027-02-28
This Certifies that:
CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEV
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



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03/27/26 15:30:50

Spring Event Walmart*

WM SUPERCENTER
813-922-7921 Mgr: GLEN
5551 N US HWY 41
APOLLO BEACH FL 33572
ST# 02229 OP# 007393 TE# 92 TR# 06727

* TAX EXEMPT SALE *

PASTEL EGGS	076487821689	1.97	X
PASTEL EGGS	076487821689	1.97	X
SITE MERCH	003400046188	19.88	X
MXD SG 14OCT	002200029999	14.88	X
HSYEAS32OCT	001070060649	24.86	X
HSYEAS32OCT	001070060649	24.86	X
MXD SG 14OCT	002200029999	14.88	X
HSYEAS32OCT	001070060649	24.86	X
HSYEAS32OCT	001070060649	24.86	X
HSYEAS32OCT	001070060649	24.86	X
BL CARROT	085005225784	1.00	X
BL BUTTERFLY	085005225700	1.00	X
BL RABBIT	085005225712	1.00	X
BINDER CLIPS	695780720193	1.97	X
	SUBTOTAL	182.85	

REASON: GOVERNMENT (5)

Single Purchase Exemption

WISCONSIN SALES AND USE TAX EXEMPTION
CERTIFICATE

S-211
Purchaser's Business Name:
CYPRESS CREEK OF HILLSBOROUGH COUNTY C
5680 W CYPRESS ST STE A
TAMPA
FL 33607-177

The above purchaser, whose signature appears on the bottom of this form, claims exemption from Wisconsin state, county, baseball or football stadium, and premier resort sales or use tax on the purchase, lease, or rental of tangible personal property or taxable services, as indicated below.

I hereby certify that I am engaged in the business of selling, leasing, or renting:

9112/
GOVERNMENT, LOCAL
General description of property or services purchased (itemize property purchased if single purchase): see above

WALMART SUPERCENTER 2229
5551 N US HWY 41
APOLLO BEACH
FL 33572

PROPOSED EXEMPT USE

* TAX EXEMPT SALE *

03/13/26 15:13:45

gas

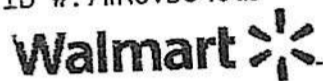
Welcome to Shell
WELCOME
SHELL
57542536206
SHELL
711 CYPRESS VILLAGE
BLV
SUN CITY CENT FL
33573

DATE 3/10/26 12:59
TRAN# 9163637
PUMP# 16
SERVICE LEVEL: SELF
PRODUCT: VPOWER
GALLONS: 4.605
PRICE/G: \$4.646
FUEL SALE \$21.39
CREDIT \$21.39

Mastercard
USD \$21.39
XXXX XXXX XXXX 2233
Chip Read
APPROVED
AUTH # 010490
INV # 702498
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 0110A0400122000
0000000000000000
0000FF
ARC: 00

Please come again
THANK YOU
COME BACK SOON

Give us feedback @ survey.walmart.com
Thank you! ID #:7WR6VDS4CQD



WM Supercenter
813-922-7921 Mgr. GLEN
5551 N US HWY 41
APOLLO BEACH FL 33572
ST# 02229 OP# 009001 TE# 01 TR# 04933

ITEMS SOLD 7
TC# 8177 7823 5653 2371 9797



GV 40PK	078742279090 F	5.47 N
GV 40PK	078742279090 F	5.47 N
GV 40PK	078742279090 F	5.47 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		21.89
TOTAL		21.89
MCARD TEND		21.89
CHANGE DUE		0.00

MASTERCARD- 2233 I 1 APPR#009116
21.89 TOTAL PURCHASE
REF # 606843578153
AID A0000000041010
TERMINAL # 55495996
*No Signature Required
03/09/26 13:06:59



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03/09/26 13:07:06



How doers
get more done.

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

6951 00054 81569 03/05/26 11:45 AM
SALE CASHIER SHARON

017801741643 4'SHOPBATLED <A>	39.98N
FEIT4' SHOP MOTION 4K 25WH REBAT LED	
767676221190 MAPP GAS <A>	14.97N
SIEVERT MAPP GAS CYLINDER 14.10Z	
052427007261 DOUBLETAPE <A>	7.98N
GORILLA DOUBLE SIDED TAPE	
092097213203 TEKS 3/4" <A>	14.57N
TEKS HWH DRL PT SCREW 10X3/4" 150PK	
079340686076 ULTRA GLUE <A>	5.98N
LOCTITE ULTRA GEL SUPER GLUE .14 OZ	
038902524287 3/16X1.2540B <A>	8.97N
EB CON 3/16X1-1/4 HEX 40PK BLK	
090489102999 STAKES <A>	8.98N
2X2-24" GRADE STAKES 6PC BUNDLE	
090489109349 STAKES <A>	6.98N
GRADE STAKES - 1X2-18" 12-PC BUNDLE	
678885198183 SPRAY PAINT <A>	6.98N
BEHR BLACK MATTE AERO 12 OZ	

SUBTOTAL	115.39
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$115.39
XXXXXXXXXXXX2233 MASTERCARD	
USD\$ 115.39	
AUTH CODE 005840/2541343	TA
Chip Read	
AID A0000000041010	Mastercard

P.O.#/JOB NAME: REPAIRA
6951 03/05/26 11:45 AM



6951 54 81569 03/05/2026 8005

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/03/2026



[EXTERNAL]Jennifer: Invoice for your event

From Bounce House Gals <party@bouncehousegals.com>
 Date Fri 3/27/2026 2:26 PM
 To Jennifer Dunn <JDunn@rizzetta.com>

NOTICE: This email originated from outside of the organization.
 Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.



Bounce House Gals
 (813) 322-2424

INVOICE

Event Location

Invoice Date: 3/27/2026 **Invoice #:** 59427079

Jennifer Dunn
 7154 Trent Creek Dr
 Sun City Center, FL 33573
Phone:
Cell Phone: (813) 763-5321

Start Date: 3/28/2026
 11:00am
End Date: 3/28/2026
 1:00pm
Delivery method: Drop-Off

Name	Qty	Total
Basketball & Football	1	\$199.00
Rentals subtotal		\$199.00
Distance Charges	E	\$76.02
Discount	E	\$-76.02
Sales Tax	Exempt 0%	\$0.00
Total		\$199.00
Amount Paid		\$199.00
Balance Due		\$0.00



Final Details for Order #113-6392517-0514634

Order Placed: March 13, 2026
Amazon.com order number: 113-6392517-0514634
Order Total: \$64.99

Shipped on March 14, 2026	
Items Ordered	Price
1 Of: Jumlys 1000 PCS 2.4" Plastic Easter Eggs Bulk, Empty Easter Eggs with Hinge, 8 Colors Fillable Colorful Egg, Perfect for Easter Hunt, Basket Stuffers Fillers & Easter Theme Party Favors Sold by: JAMLAIS (seller profile) Business Price Condition: New	\$64.99
Shipping Address: Jennifer Dunn	Item(s) Subtotal: \$64.99 Shipping & Handling: \$0.00 — Total before tax: \$64.99 Sales Tax: \$0.00 —
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$64.99 —

Spring
Event

Payment information	
Payment Method: MasterCard | Last digits: 2233	Item(s) Subtotal: \$64.99 Shipping & Handling: \$0.00 —
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$64.99 Estimated Tax: \$0.00 — Grand Total: \$64.99
Credit Card transactions	MasterCard ending in 2233: March 14, 2026: \$64.99

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



Final Details for Order #113-8712838-8337066

Order Placed: March 17, 2026
Amazon.com order number: 113-8712838-8337066
Order Total: \$6.59

Shipped on March 17, 2026	
Items Ordered	Price
1 of: <i>Whistle, 8PCS Sports Whistles with Lanyard, Loud Crisp Sound Whistles Bulk Ideal for Referees, Coaches, and Officials</i>	\$6.59
Sold by: FyaDirect (seller profile)	
Business Price	
Condition: New	
Shipping Address: Jennifer Dunn 5027 BRICKWOOD RISE DR WIMAUMA, FL 33598-4156 United States	Item(s) Subtotal: \$6.59 Shipping & Handling: \$0.00 Total before tax: \$6.59 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$6.59

Payment information	
Payment Method: MasterCard | Last digits: 2233	Item(s) Subtotal: \$6.59 Shipping & Handling: \$0.00
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$6.59 Estimated Tax: \$0.00 Grand Total: \$6.59
Credit Card transactions	MasterCard ending in 2233: March 17, 2026: \$6.59

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



Final Details for Order #113-4450740-5137822

Order Placed: March 17, 2026
Amazon.com order number: 113-4450740-5137822
Order Total: \$19.18

Shipped on March 17, 2026	
Items Ordered	Price
1 Of: Amazon Basics AAA Long-Lasting Alkaline Batteries, 36-Count, 1.5 Volt, Reliable Performance, 10-Year Shelf Life, Emergency Storage Sold by: Amazon (seller profile) Business Price Condition: New	\$12.74
Shipping Address: Jennifer Dunn 5027 BRICKWOOD RISE DR WIMAUMA, FL 33598-4156 United States	Item(s) Subtotal: \$12.74 Shipping & Handling: \$0.00 Total before tax: \$12.74 Sales Tax: \$0.00
Shipping Speed: One-Day Shipping	Total for This Shipment: \$12.74

Shipped on March 21, 2026	
Items Ordered	Price
1 Of: Band-Aid Brand Adhesive Bandages Flexible Fabric, Extra Large, 10 Count (Pack of 2) Sold by: Amazon (seller profile) Business Price Condition: New	\$6.44
Shipping Address: Jennifer Dunn	Item(s) Subtotal: \$6.44 Shipping & Handling: \$0.00 Total before tax: \$6.44 Sales Tax: \$0.00
Shipping Speed: One-Day Shipping	Total for This Shipment: \$6.44

~~\$~~
6.44

Payment information	
Payment Method: MasterCard | Last digits: 2233	Item(s) Subtotal: \$19.18 Shipping & Handling: \$0.00
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200	Total before tax: \$19.18 Estimated Tax: \$0.00

Tampa, FL 33614
United States

Grand Total: \$19.18

Credit Card transactions

MasterCard ending in 2233: March 21, 2026: \$6.44

MasterCard ending in 2233: March 17, 2026: \$12.74

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

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

Invoice

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

Issue Date	Invoice #
1/29/2026	116672

P.O. No.	Due Date
	2/28/2026

Description	Qty	Rate	Amount
Coastwide Professional™ 55-60 Gallon Industrial Trash Bag, 38" x 58", Low Density, 1.8 mil, Black, 100 Bags/Box Delivered 1/28/2026 Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, FL 33573	1	70.65	70.65T

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

Subtotal: \$70.65

Sales Tax: (0.0%) \$0.00

Payments/Credits Applied: \$0.00

Invoice Total: \$70.65

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

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

Issue Date	Invoice #
3/9/2026	116939

P.O. No.	Due Date
	4/8/2026

Description	Qty	Rate	Amount
Coastwide Professional™ 55-60 Gallon Trash Bag, 38" x 60", High Density, 22 mic, Black, 6 Rolls Delivered 3/9/2026 Cypress Creek CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	2	72.50	145.00T

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

Subtotal: \$145.00

Sales Tax: (0.0%) \$0.00

Payments/Credits Applied: \$0.00

Invoice Total: \$145.00

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 #
4/1/2026	117006

P.O. No.	Due Date
	5/1/2026

Description	Qty	Rate	Amount
April (4/1/2026 - 4/30/2026) 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!

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

Invoice

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

Issue Date	Invoice #
4/17/2026	117196

P.O. No.	Due Date
	5/17/2026

Description	Qty	Rate	Amount
Coastwide Professional™ 55-60 Gallon Trash Bag, 38" x 60", High Density, 22 mic, Black, 6 Rolls	1	72.50	72.50T
Coastwide Professional™ Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton	1	40.15	40.15T
Angel Soft Professional Series Recycled Toilet Paper, 2-Ply, White, 450 Sheets/Roll, 40 Rolls/Case	1	66.65	66.65T
Perk™ 13 Gallon Kitchen Trash Bag, 28" x 24", Low Density, 0.9 mil, White, 120 Bags/Box	1	16.75	16.75T
Delivered 4/7/2026 Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, FL 33573			

Subtotal: \$196.05

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: \$196.05

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



INVOICE

Customer ID:

16-72058-83009

Customer Name:

CYPRESS CREEK CDD

Service Period:

04/01/26-04/30/26

Invoice Date:

03/25/2026

Invoice Number:

0239139-2206-0

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Customer Service: (813) 621-3055

Your Payment is Due

Apr 24, 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

\$200.00

If payment is received after 04/24/2026: **\$ 205.00**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
200.00		(200.00)		0.00		200.00		200.00

DETAILS OF SERVICE				
Details for Service Location: Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573-0308			Customer ID: 16-72058-83009	
Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	04/01/26		1.00	0.00
4 Yard Dumpster 2X Week	04/01/26		1.00	200.00
Total Current Charges				200.00

----- 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)
03/25/2026	0239139-2206-0	16-72058-83009
Payment Terms	Total Due	Amount
Total Due by 04/24/2026	\$200.00	
If Received after 04/24/2026	\$205.00	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
 Your bank account will be drafted \$200.00.

220600016720588300900239139000000200000000020000 8

I0290C62

CYPRESS CREEK CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

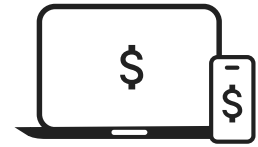
HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment is Due		Your Total Due	
Visit wm.com/MyWM		10/25/2022		\$123.45	
<small>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.</small>		<small>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.</small>		<small>If payment is received after 10/25/2022: \$128.45</small>	
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due	
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45	
DETAILS OF SERVICE					
<small>Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627</small>			<small>Customer ID: 21-51809-22222</small>		
Description	Date	Ticket	Quantity	Amount	
28 Gallon Toner	10/01/22		1.00	88.00	
MN STATE SOLID WASTE TAX 9.75%				35.45	
COUNTY ENVIRONMENTAL CHARGE				123.45	
<small>Total Current Charges</small>					123.45

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1			
Address 2			
City			
State			
Zip			
Email			
Date Valid		Email	
		Date	
		Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Customer ID:

23-22685-73003

Customer Name:

CYPRESS CREEK K CDD

Service Period:

04/01/26-04/30/26

Invoice Date:

03/25/2026

Invoice Number:

0239726-2206-4

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Apr 24, 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 04/24/2026: **\$ 348.51**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
340.01		(340.01)		0.00		340.01		340.01

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	04/01/26		1.00	192.48
6 Yard Dumpster 1X Week	04/01/26		1.00	147.53
Total Current Charges				340.01

----- 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)
03/25/2026	0239726-2206-4	23-22685-73003
Payment Terms	Total Due	Amount
Total Due by 04/24/2026	\$340.01	
If Received after 04/24/2026	\$348.51	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
 Your bank account will be drafted \$340.01.

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I0290C62

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

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay
Set up recurring payments with us at wm.com/myaccount



Online
Use wm.com for quick and easy payments



By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us Visit wm.com/MyWM <small>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.</small>		Your Payment is Due 10/25/2022 <small>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.</small>		Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>	
Previous Balance \$123.45	Payments (\$123.45)	Adjustments 0.00	Current Invoice Charges \$123.45	Total Account Balance Due \$123.45	
DETAILS OF SERVICE Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627 Customer ID: 21-51809-22222					
Description 28 Gallon Toner MN STATE SOLID WASTE TAX 9.75% COUNTY ENVIRONMENTAL CHARGE Total Current Charges	Date 10/01/22	Ticket	Quantity 1.00	Amount 88.00 10.90 25.45 123.45	

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

TAB 14

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, March 31, 2026, at 7:00 p.m.** in person at the Covington Park Clubhouse, located at **6806 Covington Garden Drive, Apollo Beach, FL 33572.** The following is the agenda for this meeting:

Present and constituting a quorum were:

Jason Hepburn	Board Supervisor, Chairman
Reece Thomas	Board Supervisor, Assistant Secretary
Robens Petit-Homme	Board Supervisor, Assistant Secretary
Joel Martin	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager, Rizzetta & Co., Inc.
Jennifer Dunn	Amenity Manager, Rizzetta & Co., Inc.
John Toborg	Landscape Inspection, Rizzetta & Co., Inc
Mark Isley	Maintenance Technician, Rizzetta & Co., Inc.
Austin Getz	Representative, Getz Outdoor (via phone)
Andy Cohen	District Counsel, Persson, Cohen, & Mooney (via phone)

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Welborn called the meeting to order and conducted a roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on fence perimeter complaint, neighborhood watch and food truck event.

48 **THIRD ORDER OF BUSINESS**

48 **Staff Reports**

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

50 Mr. Mironchick presented his report to the Board and spoke about RFP.

51
52
53

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved RFP proposal and authorized the Chair to sign pending staff review, for the Cypress Creek of Hillsborough County Community Development District.

54 The Board tabled landscaping proposal #1061, 1062, 1063 and 1065 at this time.

55
56

On a Motion by Mr. Petit-Homme, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved proposal #1064, for the Cypress Creek of Hillsborough County Community Development District.

57
58 **B. Presentation of Aquatics Report**

59 The Board discussed algae control and shoreline weeds.

60
61 **C. Community Coordinator Report**

62 Ms. Dunn presented her report to the Board and spoke about pools getting busier,
63 the dog park being open from dusk to dawn and security hours for summer.

64 Ms. Dunn to provide food truck information to resident food truck owner.

65 Mr. Isley presented his report to the Board.

66
67 **D. District Engineer Report**

68 Ms. Stewart was not present at the meeting.

69 The Board discussed irrigation use coverage.

70
71 **E. District Counsel**

72 Mr. Cohen presented his report to the Board.

73 The Board requested waiting until the April meeting to make a decision on court
74 action on Cardinal demand.

75
76 **F. District Manager Report**

77 Ms. Welborn advised that the next Board of Supervisor's meeting is on April 21,
78 2026 at 7:00 p.m.

88 **FOURTH ORDER OF BUSINESS** **Review of Financial Statement for**
89 **January 2026**
90

91 The Board reviewed the Financial Statement for January 2026
92

On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved the Financial Statement for January 2026, for the Cypress Creek of Hillsborough County Community Development District.

93 **FIFTH ORDER OF BUSINESS** **Approval of Operation & Maintenance**
94 **Expenditures for January 2026**
95
96

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2026 (\$143,468.70), for the Cypress Creek of Hillsborough County Community Development District.

97 **SIXTH ORDER OF BUSINESS** **Consideration of the Board of**
98 **Supervisor's Meeting Minutes held on**
99 **January 20, 2026 and February 17,**
100 **2026**
101
102

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the meeting minutes for the Board of Supervisors on January 20, 2026 and February 17, 2026 as presented, for the Cypress Creek of Hillsborough County Community Development District.

103 **SEVENTH ORDER OF BUSINESS** **Consideration of the 4th Quarter**
104 **Website Audit**
105
106
107

On a Motion by Mr. Thomas, seconded by Mr. Homme- Petit, with all in favor, the Board of Supervisors approved the 4th Quarter Website Audit, for the Cypress Creek of Hillsborough County Community Development District.

108 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
109
110

111 Mr. Martin asked to get quotes for exercise equipment for kids.
112

113 Mr. Hepburn requested to look into landscape scope of work and requested RFP
114 be added to the agenda.
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NINTH ORDER OF BUSINESS

Adjournment

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Ms. Welborn stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Martin, seconded by Mr.Hepburn, with all in favor, the Board of Supervisors adjourned the meeting at 8:53 p.m., for the Cypress Creek of Hillsborough County Community Development District.

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DRAFT

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Assistant Secretary

Chair / Vice Chair

DRAFT

MINUTES OF MEETING

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

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

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District was held on **Tuesday, April 21, 2026, at 7:00 p.m.** in person at the Covington Park Clubhouse, **located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.** The following is the agenda for this meeting:

Present and constituting a quorum were:

Jason Hepburn	Board Supervisor, Chairman
Nancy Fauci	Board Supervisor, Vice Chairman
Reece Thomas	Board Supervisor, Assistant Secretary
Robens Petit-Homme	Board Supervisor, Assistant Secretary
Joel Martin	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Co., Inc.
Jennifer Dunn	Amenity Manager, Rizzetta & Co., Inc.
Mark Isley	Maintenance Technician, Rizzetta & Co., Inc.
Karla Armstong	District Counsel, Persson, Cohen, & Mooney
Austin Getz	Representative, Getz Outdoor
Andy Cohen	District Counsel, Persson, Cohen, & Mooney
	(via phone)

Audience None

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

48 **THIRD ORDER OF BUSINESS**

Audience Comments

49
50 There were no members of the general audience in attendance.
51

52
53 **FOURTH ORDER OF BUSINESS**

Staff Reports

54
55 **A. Landscape Inspection Report & Landscaper's Responses and Proposals**

56 Mr. Getz presented his report to the Board.
57

58 The Board had a discussion on a landscape RFP.
59

60 **B. Presentation of Aquatics Report**

61 The Board requested counsel send 30 day motive to Solitude citing performance issues most
62 significantly trash pick up not being done.
63

64 The Board requested additional proposals for aquatic maintenance.
65

66 **C. Community Coordinator Report**

67 Ms. Dunn presented her report to the Board.
68

69 Mr. Isley presented his report to the Board.
70

<p>On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved NTE of \$3500 for fitness pads and repairs, for the Cypress Creek of Hillsborough County Community Development District.</p>
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71
72 **D. District Engineer Report**

73 Ms. Stewart was not present at the meeting.
74

75 **E. District Counsel**

76 Ms. Armstrong presented updates on legislation.
77

78 The Board agreed to drop the issue with Cardinal and no further communication
79 from counsel is necessary.
80

81 **F. District Manager Report**

82 Mr. O'Nolan advised that the next Board of Supervisor's meeting is on May 26,
83 2026, at 7:00p.m.
84

85 The Board requested staff set additional meeting after May 26 and before June 15
86 to ensure an additional meeting is set if needed to approve proposed budget.
87

88
89 **FIFTH ORDER OF BUSINESS**

Discussion of Landscaping RFP

90
91 The Board held a discussion on a landscaping RFP.

92

On a Motion by Mr. Hepburn, seconded by Mr. Petit-Homme, with all in favor, the Board of Supervisors approved terminating the Getz outdoor contract with 30-day notice and terminating for convenience, last day for Getz is May 31, for the Cypress Creek of Hillsborough County Community Development District.

93

94

On a Motion by Mr. Hepburn, seconded by Mr. Petit-Homme, with all in favor, the Board of Supervisors approved a month-to-month contract with Pine Lake Landscaping to start June 1 in the amount of \$33,966.67, for the Cypress Creek of Hillsborough County Community Development District.

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96

On a Motion by Mr. Petit-Homme, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the Rizzetta Landscaping proposal to conduct the landscaping RFP, for the Cypress Creek of Hillsborough County Community Development District.

97

SIXTH ORDER OF BUSINESS **Consideration of Trampoline Proposal**

The Board held a discussion on the Trampoline proposal.

100

SEVENTH ORDER OF BUSINESS **Consideration of Fencing for Playground**

The Board did not approve the triple D trampoline and fencing proposals due to inadequate insurance coverages and requested additional proposals.

105

EIGHTH ORDER OF BUSINESS **Consideration of Internet Proposal**

107

108

On a Motion by Ms. Fauci, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved the Spectrum proposal and authorized Supervisor Martin to work with Amenity staff to ensure ideal solution, for the Cypress Creek of Hillsborough County Community Development District.

109

NINTH ORDER OF BUSINESS **Review of Financial Statement for February 2026**

The Board reviewed the Financial Statement for February 2026.

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TENTH ORDER OF BUSINESS **Approval of Operation & Maintenance Expenditures for February and March 2026**

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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 February (\$153,289.37) and March (\$123,016.19), for the Cypress Creek of Hillsborough County Community Development District.

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ELEVENTH ORDER OF BUSINESS Supervisor Requests

Supervisor Fauci requested staff look into Valley bank charge of \$1786.00.

The Board requested staff get updated pressure washing proposals for fence and walls.

TWELFTH ORDER OF BUSINESS Adjournment

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

On a Motion by Mr. Hepburn, seconded by Mr. Thomas, with all in favor, the Board of Supervisors adjourned the meeting at 8:42 p.m., for the Cypress Creek of Hillsborough County Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT