



Rizzetta & Company

Cypress Creek Community Development District

**Board of Supervisors' Meeting
June 30, 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**

June 23, 2026

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek Community Development District will be held on **Tuesday, June 30, 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. Community Asset Inspection Report Tab 1
 - 1. Discussion of Landscaping RFP Tab 2 USC
 - 2. Consideration of Landscaping Invoice/Proposals..... Tab 3
 - B. Discussion of Aquatics Proposals Tab 4
 - C. Amenity Manager Report Tab 5
 - 1. Review of Pool Service
 - D. District Engineer Report
 - E. District Counsel
 - F. District Manager Report Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of Additional Cameras Proposal Tab 7
 - C. Consideration of Amenity Services Addendum Tab 8
 - D. Consideration of Pool Service Proposal..... Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for April 2026 Tab 10
 - B. Consideration of the Operation and Maintenance Expenditures for May 2026 Tab 11
 - C. Consideration of the Board of Supervisors Meeting Minutes for May 26, 2026, Tab 12
- 5. SUPERVISOR REQUESTS**
- 6. 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

Cypress Creek

Community Asset Management Report



June 8, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

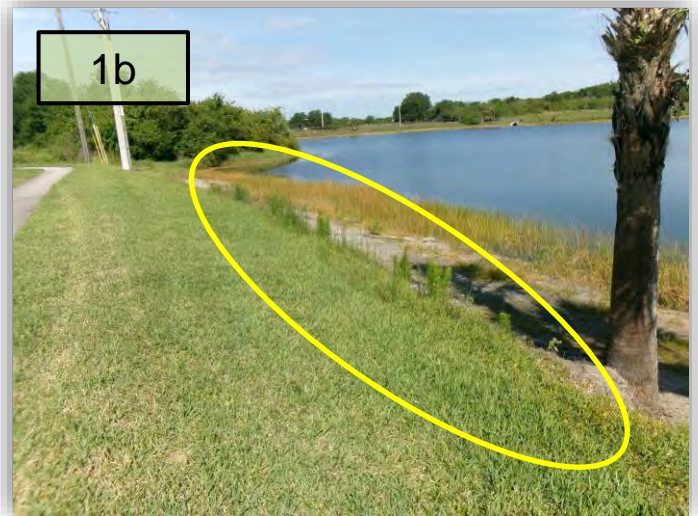
Introduction and Cypress Creek Blvd.

General Updates, Recent & Upcoming Maintenance Events

- Irrigation has been an issue throughout the district. Can Pine Lake please give a status report on items that have been repaired and items that still need to be fixed.
- Pine Lake has started on cutbacks and bed weeding. At the time of the inspection, entrance bed to Cypress Creek Blvd had been weeded, as well as beds up to Orange Spring Dr.

The following are action items for Getz Landscape to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Underlined Bold Red text** indicates deficient for more than two months. **Green text** indicates a proposal has been requested. **Blue** indicates an irrigation related matter. **Bold and underlined** text is either information or questions for the BOS. **Orange** is for Staff.

1. Crew members should be instructed to mow all ponds up to high water marks. In areas that do not allow due to terrain or soil conditions, line trimming is needed to define pond edges.(pic.1a,1b>)



2. Medjool Palms at front entrance should be pruned to a '9-3' standard, removing all brown fronds.(pic.2>)
3. In the West entrance bed to Cypress Creek Blvd., there is a Brazillian Pepper, growing in the Palmettos, that needs to be rooted out before it takes over the bed.(pic.3>>)



Cypress Creek Blvd./19th Ave.



4. Along the 19th Ave sidewalk, East of the entrance to Cypress Creek Blvd, the irrigation heads are still leaking and need to be repaired or replaced. There are approximately 4, starting from the corner heading East. (pic.4)



5. Adjacent to the area where the heads are leaking, the turf in front of the monument sign bed is weak and weedy. Please have Agronomy and Irrigation teams come up with a plan to restore this area.(pic.5>)

6. Once again, crew members should be instructed to line trim tall grass in the swales at the main entrances if mowing cannot be performed in these areas.(pic.6>)

7. Crew members should be instructed to hard edge all irrigation and utility boxes in turf areas maintained by the CDD should be hard edged for location and aesthetic purposes. (pic.7>>)

8. Retention ponds need to be mowed to the high-water mark. If conditions prevent mowing to the high-water mark, these areas need to be line trimmed at least every other mow event.(pic.8>>)

9. Palms along Cypress Creek Blvd. and Little Elk should be trimmed to remove brown fronds and seed pods.(pic.9a

Cypress Creek Blvd.



Cypress Creek Blvd/Little Elk/Clubhouse

10. Dead plant material at the end caps of the medians along Cypress Creek Blvd. should be removed and replanted with more cold tolerant plants.

11. Crew should be instructed to remove as much debris as reasonably possible when doing cutbacks on ornamental grasses and shrubs. Throughout property, areas where plant material had been cutback or removed, too much debris was left behind.(pic.11a-11d>)



12. While irrigation crew is performing wet checks, please instruct them to make sure all drip lines are staked off of pedestrian walkways.(pic.12>)



Clubhouse

13. Crew members should be instructed to remove vines growing up along dog park perimeter fence.(pic.13)



14. Spanish Moss growing in Elm trees within arms reach, around the pickleball court, should be removed when crews are in the area.(pic.14)



15. Ornamental grasses near the mailboxes in the parking lot of the Amenity Center should be removed and replaced.(pic.15>)

16. Detail crew members should be instructed to spray crack weeds in sidewalks while they are in the area.(16a>,16b>)



Tab 2

Tab 3

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.: 1332
Terms: Due on receipt
Invoice date: 06/15/2026
Due date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation repairs and replacement	Station A1 Inspection Results: Zone 1: (1) Broken connection, 180 pop up. Broken head, 180 pop up. Zone 2: Passed inspection Zone 3: Passed inspection Zone 4: Passed inspection Zone 5: Passed inspeciton Zone 6: (2) Broken connections, 180 pop ups. (4) 180 pop up heads broken. Zone 7: Passed inspection Zone 8: (5) clogs, 180's. (1) height adjustment Zone 9: (4) Broken connections, 180 pop ups Zone 10: (3) Broken connections, Rotary. All rotary heads need to be adjusted from hitting sidewalk. Zone 11: Eastside drip line. Needs over haul. 33% of zone was receiving water, multiple holes and a cut, creating the lack of water. IN SUMMARY 50 BROKEN CONNECTIONS (84* actual repaired) 70 BROKEN HEADS (395* actual repaired) 66 CLOGS (241* actual repaired)	1	\$68,713.39	\$68,713.39

This estimate did not include 90+ hours

of fault wire tracking, replacing dozens of solenoids, replacing controllers with new ones, re-wiring 2 wire controllers, new decoders and so much more but this is what was approved by the board. Final invoice for irrigation repairs made.

Total

\$68,713.39

Ways to pay



[View and pay](#)



Cypress Creek CDD - Palm Pruning Proposal - 05/26

Date 6/18/2026
Customer Matthew O'Nolan | Rizzetta & Co. | 4530 Eagle Falls Place | Tampa, FL 33619
Property Cypress Creek CDD | 7154 Trent Creek Drive | Sun City Center, FL 33573

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.

Pruning 372 Palms throughout property.

Palm Pruning

Items	Quantity	Unit
Cypress Creek Palm Pruning 2026	1.00	EA
Palm Pruning:		\$23,809.50
PROJECT TOTAL:		\$23,809.50

Terms & Conditions

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"), 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 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 it's 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
Date 6/18/2026

Pine Lake Services, LLC

By _____
Matthew O'Nolan
Date _____

Rizzetta & Co.

This document was exported from Numbers. Each table was converted to a table. Other objects on each Numbers sheet were placed on separate worksheets. Formula calculations may differ in Excel.

Numbers Sheet Name Numbers Table Name

Clock 1	
	Table 1
Clock 2 DogPark	
	Table 1
The Vines Clock	
	Table 1

ed to an Excel worksheet. All
heets. Please be aware that

Excel Worksheet Name

[Clock 1](#)

[Clock 2 DogPark](#)

[The Vines Clock](#)



Pine Lake Services

Monthly Irrigation Report

Job Number: Clock A

Qty: Description: Cost: Total:

JOB NAME: Cypress Creek Sun City EST#: General Labor \$80.00 per hr
 Technician: Chris Clock: Hunter ACC Technical Labor - mainline, electrical \$85.00 per hr
 Date: 6/4/26 Check Rain Sensor: Y / N Emergency, After hours, Overtime \$85.00 per hr

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		
1									6" rotor head (Installed)	\$70.77	
2									Broken shrub riser (Installed)	\$25.32	
3									Straighten, Lower or Raise Head	\$18.13	
4									Drip line breaks	\$8.75	
5									Replace clogged nozzle	\$10.05	
6									Replace MP Rotator Nozzle	\$17.01	
7							X		Decoder Alarm	\$75.00	
8							X		Decoder Alarm	\$75.00	
9							X		Decoder Alarm	\$50.00	
10							X		Decoder Alarm	\$50.00	
11							X		Decoder Alarm	\$40.00	
12							X		Decoder Alarm	\$156.74	
13							X		Decoder Alarm	\$406.92	
14							X		Decoder Alarm	\$616.73	
15							X		Decoder Alarm	\$851.05	
16							X		Decoder Alarm	\$71.73	
17							X		Decoder Alarm	\$93.94	
18							X		Decoder Alarm	\$158.63	
19							X		Decoder Alarm	\$310.00	
20							X		Decoder Alarm	\$125.00	
21							X		Decoder Alarm	\$140.00	
22							X		Decoder Alarm	\$60.00	
23							X		Decoder Alarm	\$40.01	
24							X		Decoder Alarm	\$	
25							X		Decoder Alarm	\$	
26							X		Decoder Alarm		
27							X		Decoder Alarm		
28							X		Decoder Alarm		
29							X		Decoder Alarm		
30							X		Decoder Alarm		
31							X		Decoder Alarm		
32							X		Decoder Alarm		
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41							X		Decoder Alarm		
42							X		Decoder Alarm		
43							X		Decoder Alarm		
44							X		Decoder Alarm		
45							X		Decoder Alarm		
46							X		Decoder Alarm		
47							X		Decoder Alarm		
48							X		Decoder Alarm		
49							X		Decoder Alarm		
50							X		Decoder Alarm		

Start Times:	Run Days:										
A 7:00 PM							Monday/Thurs/Sat				Total: \$
C 11 PM							Tuesday/Wednesday/Friday				

Additional Comments:

1.Module Line Activity (Red) Decoder Module Alarm Most likely Bad Decoder Taking Down Whole System

Faceplate will not let me test zones, Seems to be faceplate damage too

Keep

4.



Pine Lake Services

Monthly Irrigation Report

Job Number: Clock Dog Park

Qty: Description: Cost: Total:

JOB NAME: Cypress Creek Sun City

EST#: Sep 23

General Labor \$80.00 per hr

Technician: Chris

Clock: Hunter ICC2

Technical Labor - mainline, electrical \$85.00 per hr

Date: 6/4/26

Check Rain Sensor: Y / N

Emergency, After hours, Overtime \$85.00 per hr

6" pop-up spray (Installed) \$34.71

N

12" pop-up spray (Installed) \$75.19

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		
					1-S					6" rotor head (Installed)	\$70.77
1	Sprays	40.1	A/B	5-N	1-S					Broken shrub riser (Installed)	\$25.32
2	Sprays	20	A	3-N	2-S					Straighten, Lower or Raise Head	\$18.13
3	Sprays	20	A	4-N					Adjust 2 sprays	Drip line breaks	\$8.75
4	Sprays	20	A						Adjust 4 Sprays	Replace clogged nozzle	\$10.05
5	Sprays	20	A	1-N	2-S					Replace MP Rotator Nozzle	\$17.01
6	Sprays	20	A						Need new VB	Add 6" pop-up w/ pipe within 10'	\$55.00
7	Sprays	20	A		1-S					Add rotor w/ pipe within 10'	\$75.00
8	Sprays	20	A	1-N					Adjust 5 Sprays	Add bubbler within 10'	\$50.00
9	Sprays	20	A		3-S					Relocate head within 5'	\$40.00
10	Rotors	45.3	A/B		2-R				Adjust 10 Rotors	Replace solenoid	\$156.74
11	Drip	20	A			16-D			Flower bed front	Replace 1" valve (Installed)	\$406.92
12	Drip	20	A			10-D			Back clubhouse p	Replace 1.5" valve (Installed)	\$616.73
13		20	A				X		No ohms	Replace 2" valve (Installed)	\$851.05
14		20	A				X		No ohms	Repair 1/2" to 3/4" lateral line	\$71.73
15	Sprays	20	A							Repair 1" to 1 1/4" lateral line	\$93.94
16		55	A				X		No ohms	Repair 1 1/2" to 2" lateral line	\$158.63
17	Sprays	20	B	3-N	3-S					Wireless rain/freeze sensor	\$310.00
18	Drip	20	B							Wired in rain/freeze sensor	\$125.00
19	Micro/Drip	20	B	3-Micro		7-D			Pool	Rectangular valve box	\$140.00
20	Sprays	20	B	4-N						10" round valve box	\$60.00
21	Sprays	30	B	1-N	1-S				Front clubhouse	Maxi jet stakes, with nozzle	\$40.01
22	Drip	30	B			15-D				MISC:	\$
23	Sprays	20	B	4-N	1-S				Tennis	MISC:	\$
24		30	B				X		No ohms		
25	bubbler/Dri	20	B			7-D			Dog park		
26	Sprays	20	B								
27	Drip	20	B			2-D			Around dog park		
28	Drip	20	B								
29		20	B				X		No ohms		
30		20	B				X		No ohms		
31	Sprays	30	B								
32	Drip	20	B								
33	Drip	0				6-D					
34	Drip	0				4-D					
35	Drop	0				7-D					
36	Drip	0				3-D					
37	Micros	0							Pool		

Start Times:	Run Days:										
A 1045 PM	T/R A 8:05					Monday / Friday					Total: \$
B #####	T/R B 7:30					Wednesday/ Saturday					

Additional Comments: Master valve manually kept open so it's constantly leaking from solenoid



Pine Lake Services

Monthly Irrigation Report

Job Number: The Vines Clock

JOB NAME: Cypress Creek Sun City

EST#: 27Fe19-01

Technician: Chris

Clock: Rainbird ESP-ME

Date: 6/4/26

Check Rain Sensor: Y / N

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		
										N	
									6" rotor head (Installed)	\$70.77	
1	Rotors	45	A						Adjust 3-R	Broken shrub riser (Installed)	\$25.32
2	Rotors	45	A						Adjust 1-R	Straighten, Lower or Raise Head	\$18.13
3	Rotors	45	A							Drip line breaks	\$8.75
4	Drip micros	45	A	2-Micro		6-D				Replace clogged nozzle	\$10.05
5		45	A				X	Wire short		Replace MP Rotator Nozzle	\$17.01
6	Rotors	45	A							Add 6" pop-up w/ pipe within 10'	\$55.00
7	Micros	10.1	A,B	2-Micro		4-D			Flowers	Add rotor w/ pipe within 10'	\$75.00
8	Drip micros	30	A			6-D				Add bubbler within 10'	\$50.00
9	Bubbler	35	A	5-B						Relocate head within 5'	\$40.00
10	Sprays	45	A						Straighten 4-S	Replace solenoid	\$156.74

Start Times:

Run Days:

A	10PM	T/R A 6:30			Monday / Wednesday / Su							Total: \$
B	5AM	T/R B 10 min			Daily							

Additional Comments:

Will need to wire track zone 5 to test solenoid

Page # ____ of ____

3.											
4.											



Cypress Creek CDD- Initial Irrigation Inspection

Date 6/15/2026
Customer Matthew O'Nolan | Rizzetta & Co. | 4530 Eagle Falls Place | Tampa, FL 33619
Property Cypress Creek CDD | 7154 Trent Creek Drive | Sun City Center, FL 33573

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.

Repairs found during the initial irrigation inspection on 6-4-2026.

Irrigation Repair/Installation

Clock 1

Items	Quantity	Unit	Price
Hunter ACC Faceplate	1.00	EA	\$700.52
Zone 1- Raise Head	3.00	EA	\$54.42
Zone 2 - Replace Spray Nozzle	7.00	EA	\$70.21
Zone 2 - Replace 6" Spray Head	8.00	EA	\$277.68
Clock 1:			\$1,102.83

Clock 2 Dog Park

Items	Quantity	Unit	Price
Zone 1 - Replace Spray Nozzle	5.00	EA	\$50.15
Zone 1 - Replace 6" Spray Head	1.00	EA	\$34.71
Zone 2 - Replace Spray Nozzle	3.00	EA	\$30.09
Zone 2 - Replace 6" Spray Head	2.00	EA	\$69.42
Zone 3 - Replace Spray Nozzle	4.00	EA	\$40.12
Zone 3- Straighten, Lower or Raise Head	2.00	EA	\$36.28
Zone 4- Straighten, Lower or Raise Head	4.00	EA	\$72.56
Zone 5 - Replace Spray Nozzle	1.00	EA	\$10.03
Zone 5 - Replace 6" Spray Head	2.00	EA	\$69.42
Zone 6- New Valve Box, Rectangle 12"	1.00	EA	\$54.00
Zone 7 - Replace 6" Spray Head	1.00	EA	\$34.71
Zone 8 - Replace Spray Nozzle	1.00	EA	\$10.03
Zone 8- Straighten, Lower or Raise Head	5.00	EA	\$90.70

Zone 9 - Replace 6" Spray Head	3.00	EA	\$104.13
Zone 10 - Replace Rotor Head	2.00	EA	\$141.23
Zone 10- Straighten, Lower or Raise Head	10.00	EA	\$181.40
Zone 11 - Repair Drip Line	16.00	EA	\$139.69
Zone 12 - Repair Drip Line	10.00	EA	\$87.31
Zone 17 - Replace Spray Nozzle	3.00	EA	\$30.09
Zone 17 - Replace 6" Spray Head	3.00	EA	\$104.13
Zone 19 - Replace Mirco Jet Stake	3.00	EA	\$119.56
Zone 19- Repair Drip Line	7.00	EA	\$61.11
Zone 20 - Replace Spray Nozzle	4.00	EA	\$40.12
Zone 21 - Replace Spray Nozzle	1.00	EA	\$10.03
Zone 21 - Replace 6" Spray Head	1.00	EA	\$34.71
Zone 22 - Repair Drip Line	15.00	EA	\$130.96
Zone 23- Replace Spray Nozzle	4.00	EA	\$40.12
Zone 23 - Replace 6" Spray Head	1.00	EA	\$34.71
Zone 25 - Repair Drip Line	7.00	EA	\$61.11
Zone 27 - Repair Drip Line	2.00	EA	\$17.46
Zone 33- Repair Drip Line	6.00	EA	\$52.38
Zone 34 - Repair Drip Line	4.00	EA	\$34.92
Zone 35 - Repair Drip Line	7.00	EA	\$61.11
Zone 36 - Repair Drip Line	3.00	EA	\$26.19

Clock 2 Dog Park: \$2,114.69

Clock 3

Items	Quantity	Unit	Price
Zone 1 - Replace Spray Nozzle	4.00	EA	\$40.12
Zone 1 - Replace 6" Spray Head	3.00	EA	\$104.13
Zone 2- Replace Hunter Decoder	1.00	EA	\$349.66
Zone 3 - Replace Spray Nozzle	6.00	EA	\$60.18
Zone 4 - Replace Rotor Head	12.00	EA	\$847.35
Zone 5 - Replace Spray Nozzle	10.00	EA	\$100.31
Zone 5 - Replace 6" Spray Head	6.00	EA	\$208.26
Zone 25 - Replace Rotor Head	6.00	EA	\$423.68
Zone 26 - Replace Rotor Head	10.00	EA	\$706.13
Zone 26-Raise Head	4.00	EA	\$72.56
Zone 26- 3" Mainline Repair	1.00	EA	\$80.00
Zone 27 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 27 - Replace 6" Spray Head	4.00	EA	\$138.84
Zone 28 - Replace Spray Nozzle	10.00	EA	\$100.31
Zone 28 - Replace 6" Spray Head	5.00	EA	\$173.55
Zone 29 - Replace Rotor Head	15.00	EA	\$1,059.19
Zone 31 - Repair Broken Pipe (Slip-Fix) 1"	4.00	EA	\$375.76
Zone 31 - Repair Drip Line	24.00	EA	\$209.53
Zone 33- Replace Spray Nozzle	2.00	EA	\$20.06
Zone 34- Replace Spray Nozzle	1.00	EA	\$10.03
Zone 36- Replace Spray Nozzle	2.00	EA	\$20.06

Zone 38 - Replace 6" Spray Head	1.00	EA	\$34.71
Zone 52 - Replace Rotor Head	1.00	EA	\$70.61
Zone 52- Repair Broken Pipe (Slip-Fix) 1"	1.00	EA	\$93.94
Zone 53- Replace Spray Nozzle	3.00	EA	\$30.09
Zone 54- Replace Spray Nozzle	1.00	EA	\$10.03

Clock 3: \$5,419.33

Rainbird #4

Items	Quantity	Unit	Price
Zone 1 - Replace Rotor Head	2.00	EA	\$141.23

Rainbird #4: \$141.23

Clock 5 The Vines

Items	Quantity	Unit	Price
Zone 1 - Straighten, Lower or Raise Head	3.00	EA	\$54.42
Zone 2 - Straighten, Lower or Raise Head	1.00	EA	\$18.14
Zone 4 - Replace Mirco Jet Stake	2.00	EA	\$79.71
Zone 4 - Repair Drip Line	6.00	EA	\$52.38
Zone 7 - Replace Mirco Jet Stake	2.00	EA	\$79.71
Zone 7 - Repair Drip Line	4.00	EA	\$34.92
Zone 8 - Repair Drip Line	6.00	EA	\$52.38
Zone 9 - Replace Bubbler	5.00	EA	\$250.00
Zone 10- Straighten Head	4.00	EA	\$72.56

Clock 5 The Vines: \$694.22

Clock 6

Items	Quantity	Unit	Price
Zone 1 - Replace Rotor Head	1.00	EA	\$70.61
Zone 2 - Replace Rotor Head	3.00	EA	\$211.84
Zone 3 - Replace Rotor Head	3.00	EA	\$211.84
Zone 5 - Replace Rotor Head	3.00	EA	\$211.84
Zone 7 - Replace Rotor Head	3.00	EA	\$211.84
Zone 8 - Replace 6" Spray Head	1.00	EA	\$34.71
Zone 8- Straighten Head	1.00	EA	\$18.14
Zone 20 - Replace Spray Nozzle	2.00	EA	\$20.06
Zone 20 - Replace 6" Spray Head	1.00	EA	\$34.71
Zone 20- Raise Head	2.00	EA	\$36.28
Zone 21 - Replace Spray Nozzle	2.00	EA	\$20.06
Zone 21- Straighten Head	1.00	EA	\$18.14
Zone 22- Straighten Head	1.00	EA	\$18.14

Clock 6: \$1,118.21

Clock 7

Items	Quantity	Unit	Price
Zone 13 - Replace Spray Nozzle	9.00	EA	\$90.27
Zone 13 - Replace 6" Spray Head	6.00	EA	\$208.26
Zone 14 - Replace Spray Nozzle	4.00	EA	\$40.12
Zone 14 - Replace Spray Head 12"	1.00	EA	\$74.96
Zone 14- Replace 6" Spray Head	4.00	EA	\$138.84
Zone 14 - Repair Drip Line	32.00	EA	\$279.38
Zone 15 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 15 - Replace 6" Spray Head	10.00	EA	\$347.10
Zone 16 - Repair Drip Line	23.00	EA	\$200.80
Zone 17- Repair Broken Pipe (Slip-Fix) 2"	1.00	EA	\$158.18
Zone 18 - Replace Rotor Head	14.00	EA	\$988.58
Zone 21 - Replace Rotor Head	13.00	EA	\$917.97
Zone 33 - Replace Spray Nozzle	10.00	EA	\$100.31
Zone 33 - Replace 6" Spray Head	8.00	EA	\$277.68
Zone 34 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 34 - Replace 6" Spray Head	6.00	EA	\$208.26
Zone 38 - Replace Spray Nozzle	4.00	EA	\$40.12
Zone 38 - Replace 6" Spray Head	4.00	EA	\$138.84
Zone 39 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 39 - Replace 6" Spray Head	10.00	EA	\$347.10
Zone 40 - Repair Drip Line	7.00	EA	\$61.11
Zone 42 - Replace Rotor Head	7.00	EA	\$494.29
		Clock 7:	\$5,352.89

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00
		Fuel Surcharge:	\$159.43

PROJECT TOTAL: \$16,102.83

Terms & Conditions

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.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- 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 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.

E X C L U S I O N S

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 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 from 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
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By _____

Garrett Macgregor

Date 6/15/2026

Pine Lake Services, LLC

By _____

Matthew O'Nolan

Date _____

Rizzetta & Co.



Cypress Creek CDD- Initial Irrigation Wire Tracking

Date 6/15/2026
Customer Matthew O'Nolan | Rizzetta & Co. | 4530 Eagle Falls Place | Tampa, FL 33619
Property Cypress Creek CDD | 7154 Trent Creek Drive | Sun City Center, FL 33573

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.

Extensive wire tracking was found during the initial irrigation inspection. This is necessary to diagnose and troubleshoot any electrical errors. More repairs are possible when zones are operable.

- Clock 1 has zones 3-9 down.
- Clock 2 has zones 13,14,16,24,29, and 30 down
- Clock 3 has zones 14, 18-22, 30, and 40-51 down
- Clock 6 has zones 4,6,24 down
- Clock 7 has zones 1-12, 19, 20, and 22-37 down

Irrigation Repair/Installation

Clock 1

Items	Quantity	Unit	Price
Valve not Operating Wire Tracking and Diagnose	12.00	Hr	\$2,186.21
Clock 1:			\$2,186.21

Clock 2 Dog Park

Items	Quantity	Unit	Price
Valve not Operating Wire Tracking and Diagnose	12.00	Hr	\$2,186.21
Clock 2 Dog Park:			\$2,186.21

Clock 3

Items	Quantity	Unit	Price
Valve not Operating Wire Tracking and Diagnose	38.00	Hr	\$6,922.99

Clock 3: \$6,922.99

Rainbird #4

Items	Quantity	Unit	Price
Zone 2- Valve not Operating Wire Tracking and Diagnose	2.00	Hr	\$364.37

Rainbird #4: \$364.37

Clock 5 The Vines

Items	Quantity	Unit	Price
Zone 5- Valve not Operating Wire Tracking and Diagnose	2.00	Hr	\$364.37

Clock 5 The Vines: \$364.37

Clock 6

Items	Quantity	Unit	Price
Valve not Operating Wire Tracking and Diagnose	6.00	Hr	\$1,093.10

Clock 6: \$1,093.10

Clock 7

Items	Quantity	Unit	Price
Valve not Operating Wire Tracking and Diagnose	40.00	Hr	\$7,287.36

Clock 7: \$7,287.36

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00

Fuel Surcharge: \$204.84

PROJECT TOTAL: \$20,609.45

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

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Warranty and Tolerances

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- **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 from 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
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By _____
Garrett Macgregor
 Date 6/15/2026

Pine Lake Services, LLC

By _____
Matthew O'Nolan
 Date _____

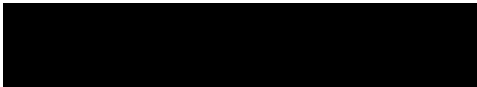
Rizzetta & Co.

Tab 4

Chris Thompson

Blue Water Aquatics, Inc.

May 25, 2025 | 72 Photos



CDD

Monthly Aquatics Inspection



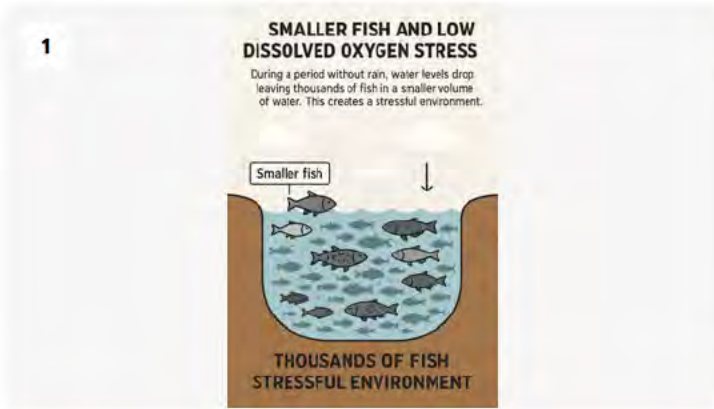
May

Rainfall: As of May 21, Pasco County received approximately 0.88 inches of rainfall, which is significantly below the typical May average of 2.64 inches. [Weather U.S. www5.swfwmd.state.fl.us](http://www5.swfwmd.state.fl.us)

Temperatures: The month experienced warmer-than-average conditions. By mid-May, Tampa recorded 11 days with temperatures at or above 90°F, more than double the previous record for the month. The National Weather Service has projected a 50% probability of a hotter-than-average summer across Florida. [Weather](#)

Take Note: Smaller fish are particularly vulnerable to low dissolved oxygen (DO) levels.

During dry periods without rain, water levels in lakes and ponds can drop significantly. Even though the water volume decreases, the number of fish remains the same. This means thousands of fish are now competing for oxygen in a much smaller space. As oxygen becomes scarce, it creates a highly stressful—and potentially deadly—environment, especially for smaller fish that have higher metabolic rates and oxygen demands. This is a normal event in nature and there are no economically viable solution to prevent it.



Smaller fish are particularly vulnerable to low dissolved oxygen (DO) levels.

Project: [REDACTED] CDD
 Date: May 26, 2025, 10:51 AM
 Creator: Chris Thompson



C

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:50 PM
 Creator: Chris Thompson

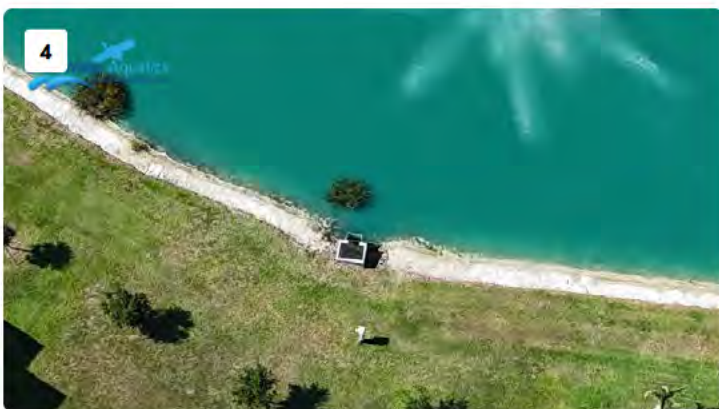


C

Treated:
 • Grasses
 • Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:47 PM
 Creator: Chris Thompson



C

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:49 PM
 Creator: Chris Thompson



C
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:49 PM
Creator: Chris Thompson



K
Treated:
• Grasses
• Brush
• Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
Date: May 24, 2025, 4:31 PM
Creator: Chris Thompson



K
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:28 PM
Creator: Chris Thompson



K
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:29 PM
Creator: Chris Thompson



K
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:31 PM
Creator: Chris Thompson



K
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:31 PM
Creator: Chris Thompson



K
Erosion

Project: [REDACTED] CDD
Date: May 24, 2025, 4:32 PM
Creator: Chris Thompson



K
Significant erosion. Will continue to monitor.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:33 PM
Creator: Chris Thompson



K
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:32 PM
Creator: Chris Thompson



H
Treated:
• Grasses
• Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:33 PM
Creator: Chris Thompson



I
Treated:
• Grasses
• Brush
• Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:33 PM
Creator: Chris Thompson



H
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:34 PM
Creator: Chris Thompson



G

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: [REDACTED] CDD

Date: May 24, 2025, 4:35 PM

Creator: Chris Thompson



G

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: [REDACTED] CDD

Date: May 24, 2025, 4:35 PM

Creator: Chris Thompson



G

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD

Date: May 24, 2025, 4:35 PM

Creator: Chris Thompson



G

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD

Date: May 24, 2025, 4:35 PM

Creator: Chris Thompson



Pedestrian bridge

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:36 PM
 Creator: Chris Thompson



E1

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

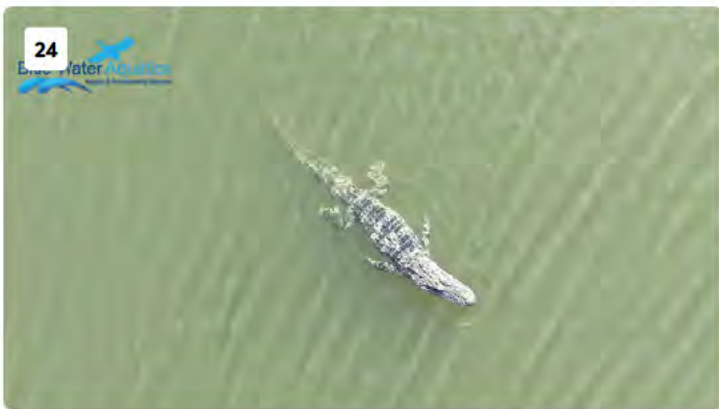
Project: [REDACTED] CDD
 Date: May 24, 2025, 4:36 PM
 Creator: Chris Thompson



E1

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:37 PM
 Creator: Chris Thompson



E1

Local wildlife...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:30 PM
 Creator: Chris Thompson



E

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD

Date: May 24, 2025, 4:37 PM

Creator: Chris Thompson



E

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD

Date: May 24, 2025, 4:37 PM

Creator: Chris Thompson



E

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD

Date: May 24, 2025, 4:38 PM

Creator: Chris Thompson



D

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD

Date: May 24, 2025, 4:38 PM

Creator: Chris Thompson



D
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:41 PM
Creator: Chris Thompson



7F
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:42 PM
Creator: Chris Thompson



7F
Treated:

- Grasses
- Submersed
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
Date: May 24, 2025, 4:42 PM
Creator: Chris Thompson



7F
With water levels so low, Hydrilla can be seen growing up from the bottom. We are treating it in sections so we don't deplete too much oxygen at one time.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:43 PM
Creator: Chris Thompson



7F

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:43 PM
Creator: Chris Thompson



D1 to ditch

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:43 PM
Creator: Chris Thompson



D1

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
Date: May 24, 2025, 4:44 PM
Creator: Chris Thompson



C2

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
Date: May 24, 2025, 4:45 PM
Creator: Chris Thompson



Q

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:45 PM
 Creator: Chris Thompson



B

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:46 PM
 Creator: Chris Thompson



Q1

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:46 PM
 Creator: Chris Thompson



C1

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:47 PM
 Creator: Chris Thompson



C1
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:47 PM
Creator: Chris Thompson



C1
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:48 PM
Creator: Chris Thompson



C1
The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:48 PM
Creator: Chris Thompson



SP1 B, SP1 A

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
Date: May 24, 2025, 4:50 PM
Creator: Chris Thompson



SP1

- Treated:**
- Grasses
 - Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:51 PM
Creator: Chris Thompson



O

- Treated:**
- Grasses
 - Brush
 - Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

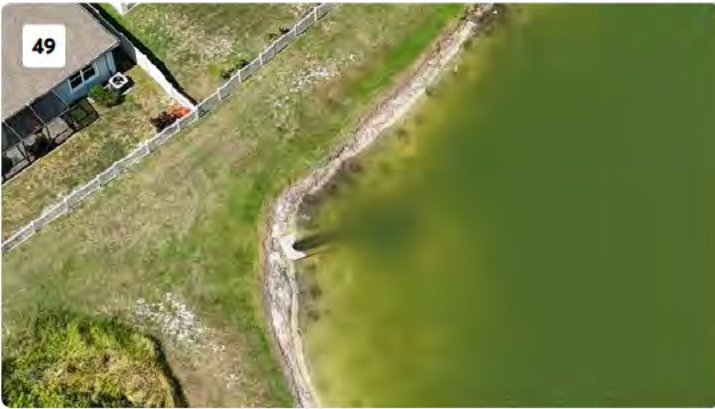
Project: [REDACTED] CDD
Date: May 24, 2025, 4:00 PM
Creator: Chris Thompson



Project: [REDACTED] CDD
Date: May 24, 2025, 4:00 PM
Creator: Chris Thompson



Project: [REDACTED] CDD
Date: May 24, 2025, 4:01 PM
Creator: Chris Thompson



Project: [REDACTED] CDD
Date: May 24, 2025, 4:01 PM
Creator: Chris Thompson



O & P1 out fall to wetland

Project: [REDACTED] CDD
Date: May 24, 2025, 4:01 PM
Creator: Chris Thompson



P1, O out fall to wetland

Project: [REDACTED] CDD
Date: May 24, 2025, 4:02 PM
Creator: Chris Thompson



O out fall to wetland

Project: [REDACTED] CDD
Date: May 24, 2025, 4:02 PM
Creator: Chris Thompson



P1

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:02 PM
 Creator: Chris Thompson



P1

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:03 PM
 Creator: Chris Thompson



P1

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:03 PM
 Creator: Chris Thompson



P1

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:03 PM
 Creator: Chris Thompson



P2

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:04 PM
 Creator: Chris Thompson



Project: [REDACTED] CDD
 Date: May 24, 2025, 4:04 PM
 Creator: Chris Thompson



P2

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:04 PM
 Creator: Chris Thompson



N

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:06 PM
 Creator: Chris Thompson



N
 The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:06 PM
 Creator: Chris Thompson



SP10
Treated:
 • Grasses
 • Brush
 • Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:07 PM
 Creator: Chris Thompson



SP10
 Minor erosion. Check if there are French drains discharging at these points. If so, the solution would be to extend them about 4 ft into the pond.

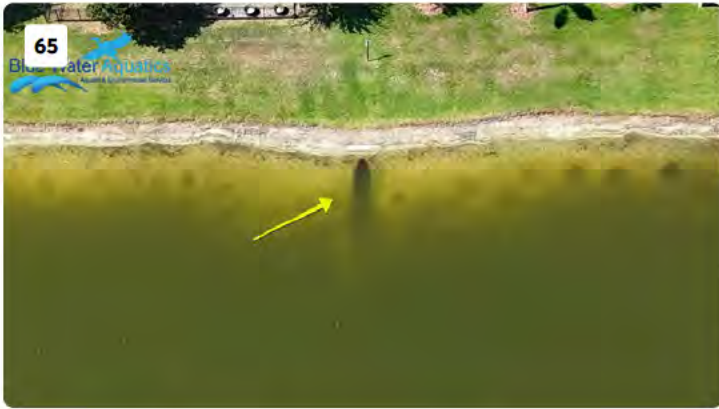
Project: [REDACTED] CDD
 Date: May 24, 2025, 4:08 PM
 Creator: Chris Thompson



M
Treated:
 • Grasses
 • Brush
 • Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:08 PM
 Creator: Chris Thompson



M

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:09 PM
Creator: Chris Thompson



M

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:21 PM
Creator: Chris Thompson



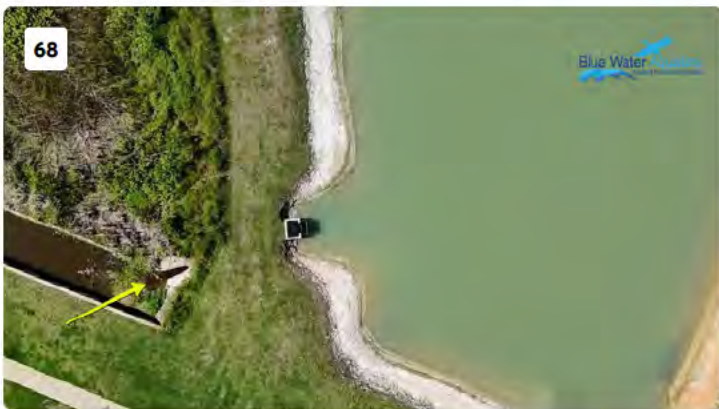
J

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
Date: May 24, 2025, 4:21 PM
Creator: Chris Thompson



J

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
Date: May 24, 2025, 4:22 PM
Creator: Chris Thompson



I

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:23 PM
 Creator: Chris Thompson



I

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:23 PM
 Creator: Chris Thompson



L

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:24 PM
 Creator: Chris Thompson



L

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: [REDACTED] CDD
 Date: May 24, 2025, 4:28 PM
 Creator: Chris Thompson



and site conditions at the time. Blue Water Aquatics shall not be held liable for delays or failure to perform services due to causes beyond its reasonable control.

Third-Party Fees: Customer agrees to reimburse Blue Water Aquatics for any processing fees incurred from registering with third-party compliance monitoring platforms and/or invoicing portals.

Payment Terms: Customer agrees to remit payment for services within thirty (30) days of the invoice date. Acceptable payment methods include Cash, Check, Money Order, Zelle, ACH, and Credit Card (a 3% processing fee applies to all credit card payments). Accounts more than thirty (30) days past due may result in a suspension of services. Customer remains responsible for all charges incurred from the start of service until written notice of termination is received by Blue Water Aquatics in accordance with this Agreement. Balances unpaid after sixty (60) days will accrue interest at a rate of 1.5% per month until paid in full.

Should Blue Water Aquatics pursue collection efforts for any outstanding balances, the Customer agrees to pay all associated costs, including but not limited to, reasonable attorney fees, court costs, and other related expenses.

Disclaimer: While every effort is made to inspect the property prior to service or proposal submission, unforeseen conditions may arise that were not apparent during the initial inspection. Such circumstances may require additional time or materials, which may result in costs beyond those outlined in this Agreement. Should this occur, the Customer will be notified of any such conditions and provided with an estimate for the additional costs.

Irrigation Restrictions: Customer understands that certain products used in pond and waterway treatments may carry irrigation restrictions. If the Customer utilizes water from the treated areas for irrigation, they must inform Blue Water Aquatics prior to entering into this Agreement. Any relevant irrigation restrictions will be noted in service reports. Blue Water Aquatics is not responsible for any damage resulting from the use of treated water for irrigation if prior notification was not provided.

Site Conditions: By signing this Agreement, the Customer affirms that they have disclosed all known and relevant site conditions necessary for the successful execution of the work. Such conditions may include access limitations, parking availability, staging areas, fencing, irrigation sourcing, gate codes, or other relevant factors.

Automatic Renewal: This Agreement will automatically renew for a term equal to the original term unless a written notice of termination is received.

Annual Price Adjustment: Beginning on the first anniversary of the Agreement's start date, and each year thereafter, the contract price will be adjusted based on the percentage increase of the Consumer Price Index (CPI-U) for All Urban Consumers, U.S. City Average, as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Early Termination: If either party believes the other has materially breached this Agreement (excluding payment defaults), the aggrieved party must provide written notice of the breach. The breaching party shall have thirty (30) days from receipt of notice to remedy the issue and respond in writing. If the breach is not cured within this period, the non-breaching party may terminate the Agreement. Upon termination, Blue Water Aquatics is entitled to compensation for all services provided up to the termination date.



Insurance: Blue Water Aquatics will maintain Workers' Compensation, General Liability, Automotive Liability, and Property & Casualty insurance. A Certificate of Insurance will be provided upon request. If the Customer requests a Waiver of Subordination be included, Customer agrees to cover any costs related to fees.

E-Verify Compliance: In accordance with Florida State Law, Blue Water Aquatics utilizes the federal E-Verify system for contracts with public employers and certifies compliance with Florida Statute 448.095.

Written Notices: All written notices required under this Agreement must be sent via Certified U.S. Mail, Return Receipt Requested, to the principal business address of the party being notified.

Addenda: Please refer to any attached map, survey, or report, where applicable.

Additional Services:

- a. Water chemistry testing may be performed at the sole discretion of Blue Water Aquatics to enhance the effectiveness of aquatic weed control treatments.
- b. Additional services requested by the Customer, such as trash removal, manual plant cutting/removal, or other manual maintenance, will be billed separately at current hourly labor and equipment rates.
- c. Blue Water Aquatics offers various other additional services such as fountain and aeration, midge fly control treatments, erosion control remediation and marsh master mowing. Please call the office for more information and pricing proposals.

Aquatic Consulting: Blue Water Aquatics offers consulting services and aquatic demonstrations by appointment to assist with understanding lake and waterway issues and the recommended solutions.

*Chris Thompson, President
Blue Water Aquatics, Inc.*

Customer Signature

Printed Name & Title

05/29/2026
Date

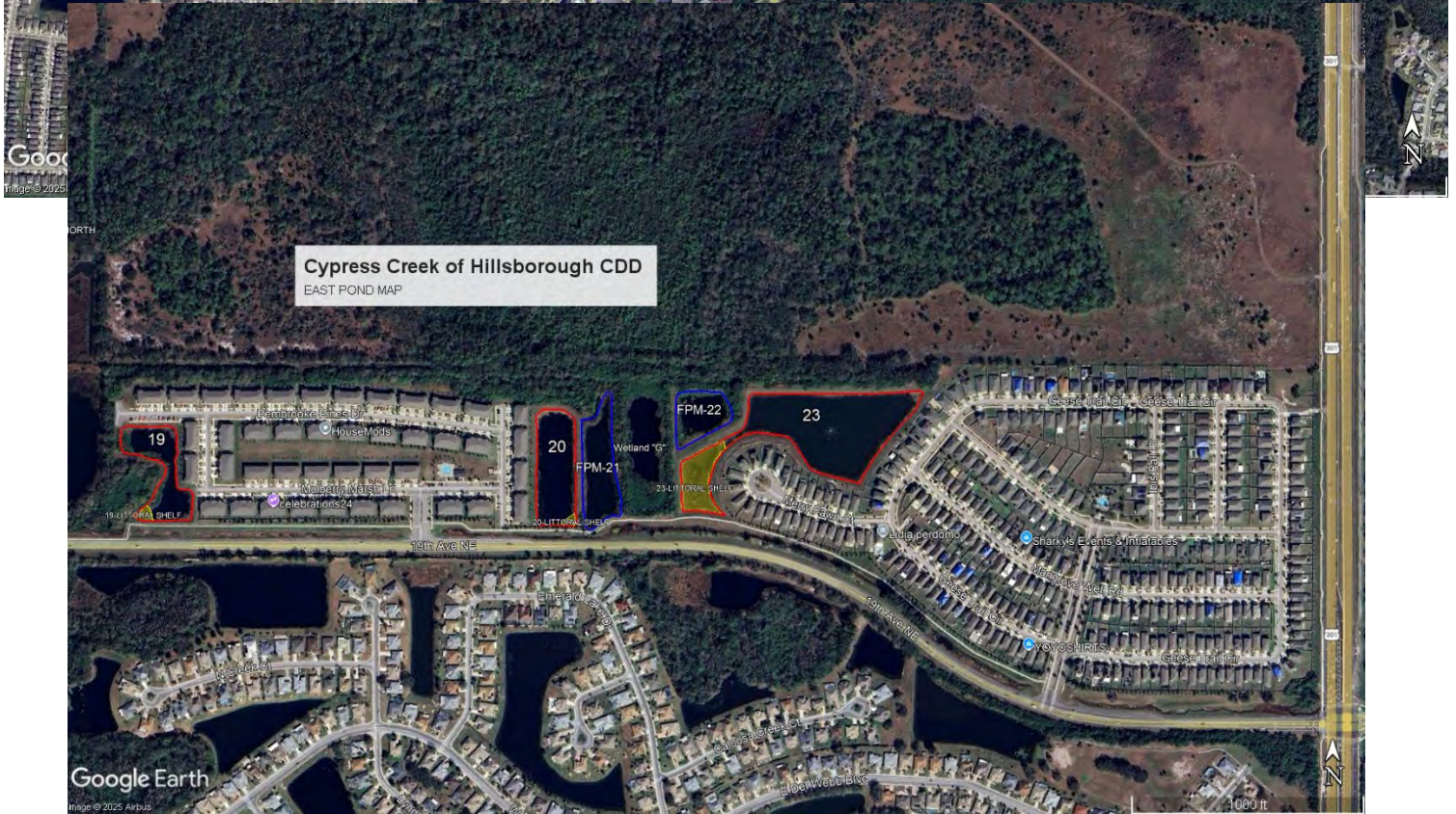
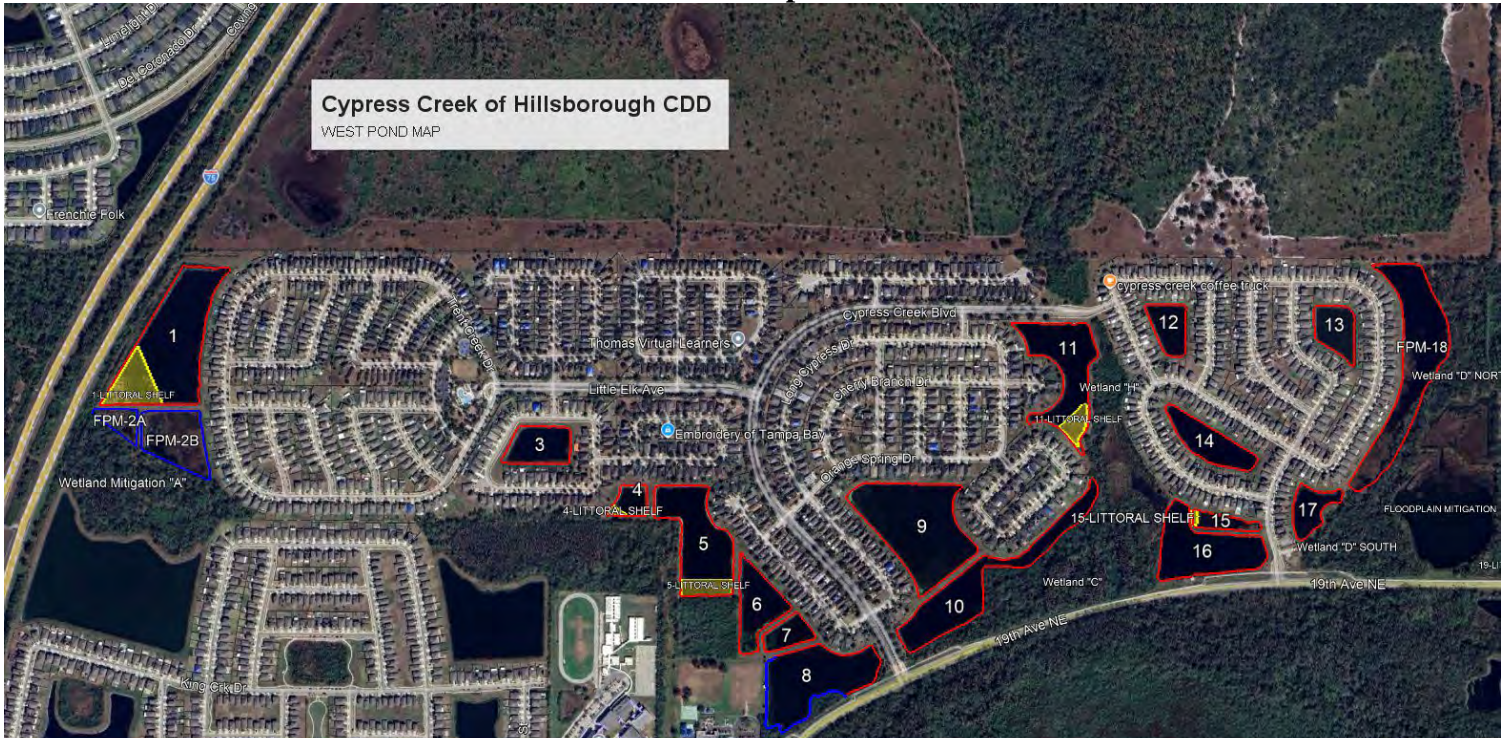
Date



Survey Sheet
CYPRESS CREEK OF HILLSBOROUGH CDD
Site & GEP Surveyed

<u>WATERWAY #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>	<u>Sump Acres</u>	<u>Littoral Shelf</u>
1	2,959	8.79	7.03	1.76
FPM-2A	915	0.91	0.91	N/A
FPM-2B	1,573	3.29	3.29	N/A
3	1,273	2.19	2.19	N/A
4	864	0.97	0.86	0.11
5	2,345	5.43	4.63	0.80
6	1,694	2.69	2.69	N/A
7	932	1.16	1.16	N/A
8	2,411	5.78	5.78	N/A
9	2,621	8.10	8.10	N/A
10	3,813	5.44	5.44	N/A
11	2,904	5.00	4.41	0.59
12	1,060	1.54	1.54	N/A
13	1,142	1.74	1.74	N/A
14	1,574	2.43	2.43	N/A
15	1,074	0.86	0.76	0.10
16	2,200	4.77	4.77	N/A
17	1,194	1.47	1.47	N/A
FPM-18	3,716	7.45	7.45	N/A
19	1,517	1.53	1.43	0.10
20	1,288	1.91	1.90	0.01
FPM-21	1,379	1.60	1.60	N/A
FPM-22	840	1.00	1.00	N/A
23	3,112	5.18	4.33	0.85
Total	44,400	81.23	76.91	4.32

CYPRESS CREEK OF HILLSBOROUGH CDD
Site Map



Cypress Creek of Hillsborough CDD - WWM 05-29-2026

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



Why Choose Blue Water Aquatics, Inc.?

Florida's Trusted Partner in Aquatic & Environmental Services Since 1999

Experience You Can Count On

With over 25 years of industry experience, Blue Water Aquatics, Inc. has built a solid reputation for delivering expert aquatic management and environmental solutions throughout Florida. As a veteran-owned small business, we bring discipline, precision, and dedication to every job—big or small.

We Know Florida's Ecosystems

From stormwater ponds and lakes to wetlands and preserves, our team understands the unique environmental challenges Florida presents. Our tailored solutions are compliant, sustainable, and effective—keeping your properties safe, healthy, and beautiful.

Comprehensive Services Under One Roof

We offer a full range of aquatic and vegetation management services, including:

- Aquatic Weed & Algae Control
- Wetland & Preserve Maintenance
- Fountain & Aeration System Services
- Midge Fly / Mosquito Control
- Erosion Control Solutions

And more!

Science-Driven, Results-Focused

Our team includes fully licensed applicators and trained environmental professionals. We use science-backed methods and environmentally responsible products to protect water quality and promote long-term health for your aquatic systems.

Dependable. Responsive. Local.

We live and work where you do. Our team is based right here in New Port Richey, so when you need us—you'll get quick, reliable support from people who genuinely care about your community. Our customer service is the absolute best!

Let's Get to Work

Thank you for considering Blue Water Aquatics for your waterway needs!

Blue Water Aquatics, Inc. is here to simplify your aquatic and environmental maintenance. Let us handle the work—so you can focus on what matters most.



Special Service Agreement

This Special Service Agreement, dated May 29, 2026, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Cypress Creek of Hillsborough CDD** (hereinafter the “Customer”), c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Contract Term: This Agreement is for a one-time INITIAL first month treatment service as described herein prior to starting normal maintenance the following month. Any additional services will be provided only upon additional terms as agreed by the parties in writing.

General Conditions: Blue Water Aquatics conducted a site-wide inspection of the current conditions of the waterways, many of which have been severely neglected. The first month will entail more than the ongoing maintenance. Based on these conditions, Blue Water Aquatics proposes to provide the following services:

(24) Waterways 44,400 Linear Feet 81.23 Surface Acres @ NWL

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

⇒ 1st Month (2 Visits) Initial Treatments for Aquatic Weeds/Algae	Included
⇒ Invasive Non-Native Plant Control	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Inspection of Outflow Structures	Included
⇒ Pond Dye program (Where Needed)	Included
⇒ Pond/Shoreline Trash and Debris Pick-Up**	Included
⇒ Water Testing (See Addendum)	Included
⇒ Initial Service Reporting	Included
⇒ Aquatics Consulting	Included

Total 1st Month Initial Amount Pond / Waterway Maintenance \$ 5,125.00/one-time

**** Trash and debris removal will consist of normal trash along pond shorelines and within 4' reach of the shorelines**

The Customer acknowledges that weather conditions—including but not limited to rain, lightning, and wind—may cause delays in service. Depending on the duration and severity of such conditions, Blue Water Aquatics may require varying amounts of time to complete the services outlined in this Agreement. Blue Water Aquatics will use its best judgment to determine appropriate services based on prevailing conditions. The company shall not be held responsible for delays or failures to perform services due to circumstances beyond its reasonable control.



Payment Terms

The Customer agrees to remit payment to Blue Water Aquatics within thirty (30) days of the invoice date for all completed work. Accepted forms of payment include Cash, Money Order, Check, Zelle, ACH, or Credit Card (a 3% processing fee applies to all credit card transactions). Accounts that remain unpaid for more than sixty (60) days may result in suspension of further work under this Agreement. A late fee of 1.5% per month will be charged on all past due balances until paid in full.

If Blue Water Aquatics is required to initiate collection efforts for a delinquent account, the Customer agrees to cover all associated costs, including reasonable attorney’s fees, court costs, and other expenses incurred in the collection process.

Site Conditions Disclaimer

Although Blue Water Aquatics makes every reasonable effort to inspect the work site prior to beginning services, unforeseen conditions or hidden site issues may arise during the course of work. These may lead to additional time or material costs beyond the scope of this Agreement. Should such conditions occur, Blue Water Aquatics will notify the Customer of the issue and provide an estimate for any additional costs.

By signing this Agreement, the Customer confirms they have disclosed all known and relevant site conditions that could impact the successful completion of the work. Such conditions may include, but are not limited to: site access, parking availability, staging areas, fencing, obstructions, or gate codes.

Insurance

Blue Water Aquatics maintains insurance coverage including Workers’ Compensation, General Liability, Automotive Liability, Pollution Liability, Marine Liability and Property and Casualty. A Certificate of Insurance is available upon request. Should the Customer request to be named under a "Waiver of Subrogation", any associated costs will be the responsibility of the Customer.

E-Verify Compliance

In compliance with Florida Statute 448.095, Blue Water Aquatics uses the federal E-Verify system in its contracts with public employers. All applicable provisions of the statute are hereby incorporated into this Agreement by reference, and Blue Water Aquatics certifies full compliance.

Addenda

See attached map, survey, and report, where applicable.

Chris Thompson, President
Blue Water Aquatics, Inc.

Customer Signature

Printed Name & Title

05/29/2026

Date

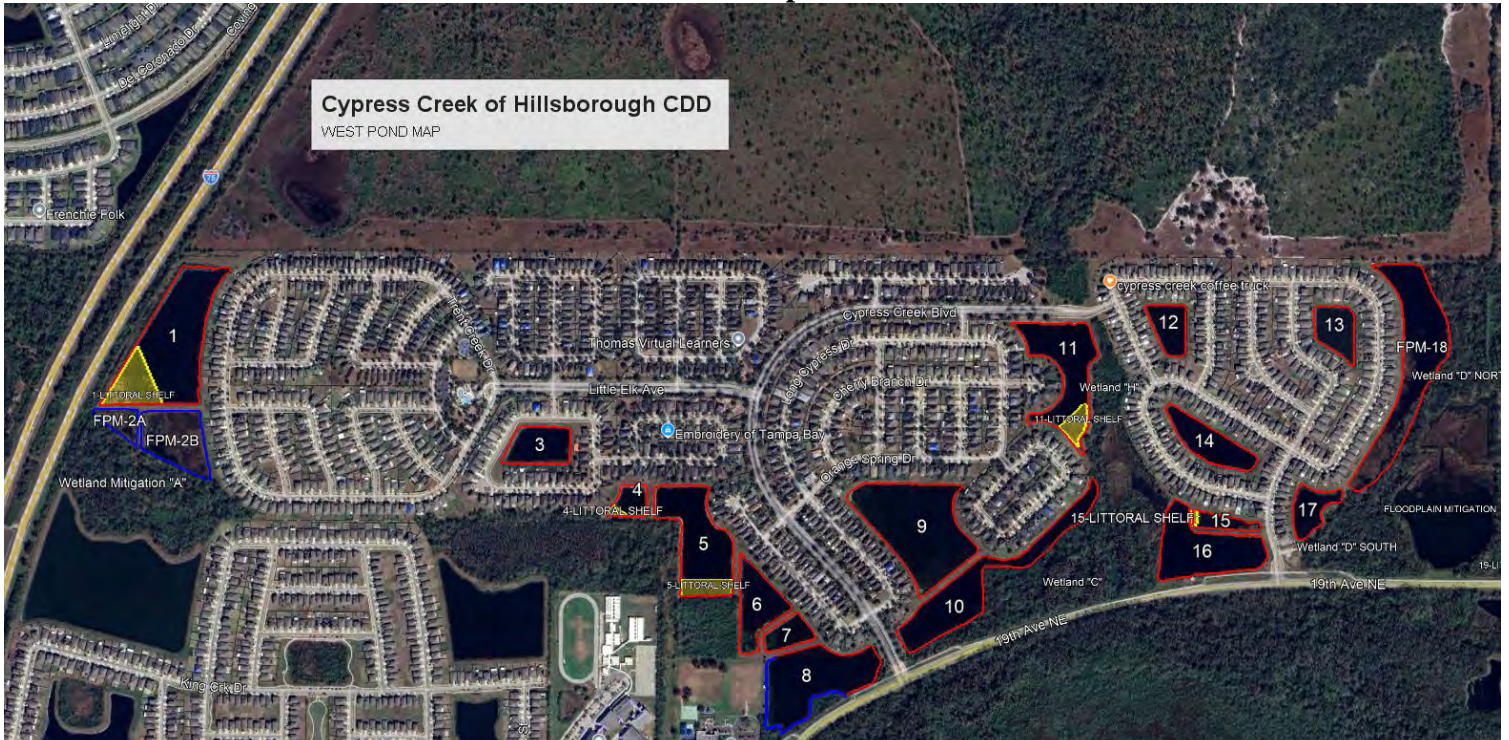
Date



Survey Sheet
CYPRESS CREEK OF HILLSBOROUGH CDD
Site & GEP Surveyed

<u>WATERWAY #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>	<u>Sump Acres</u>	<u>Littoral Shelf</u>
1	2,959	8.79	7.03	1.76
FPM-2A	915	0.91	0.91	N/A
FPM-2B	1,573	3.29	3.29	N/A
3	1,273	2.19	2.19	N/A
4	864	0.97	0.86	0.11
5	2,345	5.43	4.63	0.80
6	1,694	2.69	2.69	N/A
7	932	1.16	1.16	N/A
8	2,411	5.78	5.78	N/A
9	2,621	8.10	8.10	N/A
10	3,813	5.44	5.44	N/A
11	2,904	5.00	4.41	0.59
12	1,060	1.54	1.54	N/A
13	1,142	1.74	1.74	N/A
14	1,574	2.43	2.43	N/A
15	1,074	0.86	0.76	0.10
16	2,200	4.77	4.77	N/A
17	1,194	1.47	1.47	N/A
FPM-18	3,716	7.45	7.45	N/A
19	1,517	1.53	1.43	0.10
20	1,288	1.91	1.90	0.01
FPM-21	1,379	1.60	1.60	N/A
FPM-22	840	1.00	1.00	N/A
23	3,112	5.18	4.33	0.85
Total	44,400	81.23	76.91	4.32

CYPRESS CREEK OF HILLSBOROUGH CDD
Site Map



Cypress Creek of Hillsborough CDD - INITIAL 1ST MONTH WWM 05-29-2026

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	5/27/2026
Customer	[REDACTED]
Weather Conditions	Partly Cloudy
Wind	SW@7
Temperature	89
Multiple Sites Treated	Yes

Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	1-6
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae <input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
D/Oxygen	Pond 4 (7ppm) Good
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Vegetation is growing faster between visits now. Increased temps and rain are fueling plant growth. I treated all shorelines for a combination of Torpedo grass, Alligator weed, Pennywort and sedges. Pond 3 had a filamentous algae bloom that I treated with copper. We will continue to stay on top of shoreline growth and mitigate algae growth by keeping the ponds dyed as needed.

Aquatic Services Report

Pictures



Pond 3 north end. Wind has blown filamentous algae to this end. I treated the algae with a chelated copper based product. Expect browning in 24 hrs and sinking in 7-10 days. I added pond dye to help block some UV rays from fueling algae growth.



Pond 2 NE corner. The water level is still very low. There was no algae. I backpacked the littoral shelf and treated the shoreline for Alligator weed, Torpedo grass and sedges.



Pond 1 is still very low. I treated exposed shoreline for growth. There was no algae this visit.



Pond 6. I sprayed the shoreline for minor amount of grasses and sedges. The homeless camping around the building are throwing a lot of trash around the area that may blow into the pond.

Aquatic Services Report



Pond 5 is still not holding water. This ditch has a nutrient dense muck layer due to all the leaf litter. Plants grow fast in this muck. This will be less of an issue when the pond fills up.



Pond 4 had no algae this visit. The marine naiaid responded well to treatment at this end of the pond.



Pond 4

Florida Lake & Pond Care llc.











Bid Enclosed

Cypress Creek of Hills cdd.

Confidential

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Florida Lake & Pond Care LLC.
507 27th St. SE Ruskin Fl 33570
813-629-1086



About Us

Florida Lake and Pond Care was started in 2007 by Edward Hubbell. After earning his bachelor's degree in aquatic biology, Edward gained real-world experience by working for several reputable aquatic companies. However, he believed that he could better serve the environment and his community by opening his own business. Edward and his team has designed their own products and offers instructional information to those who wish to treat their own water systems. Our philosophy is to provide superior service at Fair prices and to offer responsible alternatives to keeping your lakes and ponds looking spectacular all while limiting the amount of chemicals that are leaked into Florida's waterways.

Thank you for giving Florida Lake & Pond Care llc. the opportunity to provide a proposal for the management of the waterways associated with Cypress Creek of Hills cdd.

In light of the current economic climate, we believe it is important that our potential customers know that FLPC, is dedicated to providing only the highest standards of excellence in our work while providing the lowest price for our customers. It is the strength of these values that will help all of us to successfully navigate through challenging economic waters.

Some of the advantages of hiring FLPC are:

Size and Experience-As a Smaller company we have a more personal relationship with our clients and strive to grow with you rather than through you. And our staff has a total of 20 years experience in Florida treating waterways.

Efficiency -FLPC is designed to be a highly efficient organization that utilizes state of the art equipment and has access to the most contemporary treatment products available. In addition, we are able to obtain all of these EPA approved algacides & aquatic herbicides at the best price available. This advantage as well as our low overhead allows FLPC to direct more chemical resources towards the professional management of the lakes, ponds, and littoral shelves located throughout Harbour Isle CDD

Personnel - FLPC employs, trains, & retains only the very best people available. ALL of our field personnel are licensed by the State of Florida. They are also fully trained & equipped with every form of PPE (personal protection equipment). At FLPC, we firmly believe that our most valuable resource is our people. Harbour Isle CDD can be assured that all FLPC personnel will conduct themselves in the highest professional manner, and will be an assets to Harbour Isle CDD while on site.

Triploid Grass Carp Stocking- FLPC cares about our Florida Waterways and will keep them as beautiful as possible with little impact on future generations by using green methods like stocking grass carp and bacteria populations to use less chemicals in our water which is becoming an evermore precious resource in Florida.



Florida Lake & Pond Care LLC.

SERVICE AGREEMENT

This Agreement made the date set forth below, by and between Florida Lake & Pond Care llc. a Florida Corporation hereinafter called "FLPC". and

Harbour Isle CDD 121 Spindle Shell Way Apollo Beach Fl 33572	One-Year Agreement - Automatic Renewal Month Service is to Commence; Date Of Proposal: 5/16/2026
---	--

hereinafter called "Customer". The parties hereto agree as follows:

1.FLPC agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

monthly Service of 23 waterway(s) acres (19326. total linear foot perimeter) located In Ruskin

2. CUSTOMER agrees to pay FLPC, its agents or assigns, the following sum for specified water management service: **\$ See Tables**

submersed Aquatic Weed Control	Included
Algae Control	Included
Shoreline Grass Control to the Water's Edge	Included
Fountain /aeration Maintenance+	Included
Bacteria regiment	Included
Littoral Shelf Maintenance:	Included
Blue/Black Dye Application	Included
Quarterly Supervisory Inspections	Included
Management Reporting Included	Included
Small Trash (Fits In 5G Pail)	Included
Large Trash and Debris Removal	250/HR
Fish Kill Clean Up 2HR Minimum	250/HR
Grass Carp Re-Stocking (minimum of 9-10" in length)	Optional
Grass Carp Migration Barriers	Optional
Game Fish Stocking	Optional
Water Chemistry Testing	Optional

Number and frequency of services or inspections: Twelve (12) annually, preformed monthly with up to six call back inspections and/or treatments to be performed at no extra cost.

+Includes quarterly maintenance fountains, Aerators including inspection, cleaning of pump intake air stones/ discs, screens, lights, float surfaces, heads, jets and rings (light replacement, light polishing as required) and management reporting. Customer pays for replacement bulbs but not for labor. Labor is charged for haul outs for motor and /or pump work.

++Oxygen levels to be monitored in an effort to avoid fish kills.

* FLPC will stock triploid grass carp and will perform the necessary measuring, fabrication, and installation of migration barriers required by the State of Florida for the stocking (and re-stocking) of Triploid Grass Carp. FLPC will also perform repair and/or replacement of barriers on an on-going basis at no additional cost to customer as long as FLPC continues to provide waterway management for two years after stocking. If customer cancels within the two years a charge of thirty dollars (\$30) per fish and four hundred dollars(\$400) per barrier will be added to final bill.

Florida Lake & Pond Care LLC.
507 27th St. SE Ruskin Fl 33570
813-629-1086



STANDARD TERMS AND CONDITIONS OF SERVICE AGREEMENT

1. This Agreement is subject to the terms and conditions stated below.
2. Services provided: FLPC shall inspect at the specified periodic interval and as needed, apply and use EPA-approved herbicides on and about the water body or bodies identified above to brush, torpedo grass and cattails and for the control for all types of algae, floating weeds, and submersed noxious plants, as required by the Southwest Florida Water Management District ("Swiftmud"). FLPC perform chemistry testing as FLPC deems necessary and appropriate to aid in better service. Management reports shall be made after each inspection with problems and recommended actions highlighted if not included in FLPC standard management services.
3. Expiration and automatic renewal: This Agreement shall expire one year from the Effective Date stated above. Unless canceled by FLPC for nonpayment, by Customer as provided, or by written notice given by one party to the other no later than thirty (30) days before the expiration date, this Agreement shall automatically be extended for successive twelve month periods.
4. Payment: Payment shall be made monthly in cash or by check or money order payable to the order of "Florida Lake & Pond Care," to be received in FLPC's office no later than thirty (30) days after the date of each monthly service or inspection.
5. Late payments: If the monthly payment is not received by FLPC as required, Customer agrees to pay a late payment fee equal to ten percent (10%) of the past-due payment. If collection action is taken by FLPC, Customer agrees to pay interest on all past due amounts at the rate of 1.5% per month until paid in full.
6. Returned Payments: Checks or other payment instruments returned by the Customer's financial institution because of insufficient or uncollected funds, or otherwise dishonored, shall be subjected to the \$35 returned payment charge.
7. Cancellation for late payment or nonpayment: FLPC may at its sole discretion and without notice, elect to terminate this Agreement, including all further inspections and services provided for hereunder, if Customer is delinquent more than sixty (60) days on its account.
8. Cancellation by Customer: If at any time during the term of this Agreement, Customer feels FLPC is not performing in a satisfactory manner or in accordance with the terms of this Agreement, Customer shall inform FLPC, by certified mail, return-receipt requested, stating with particularity, the reasons for Customer's dissatisfaction. FLPC shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, Customer continues to feel FLPC performance is unsatisfactory, Customer may terminate this Agreement by giving notice ("Second Notice") to FLPC and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said Second Notice is received by FLPC.
9. Access: The Customer agrees to allow FLPC access the treatment area or areas and reasonably useful provisions for parking and vessel launching areas as required for inspection and treatment of the Customer's property. In the Event that FLPC's access to the property or properties is denied due to no fault of FLPC and a revisit is necessary, the customer will be charged a revisit fee of twenty dollars (\$20.00) to be payable on the next monthly payment date.
10. Force Majeure: Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations.

Florida Lake & Pond Care LLC.
507 27th St. SE Ruskin Fl 33570
813-629-1086



11. Insurance: FLPC, at its expense, shall maintain the following insurance coverage: General Business Liability, Property Damage, and Automobile Liability. FLPC represents and warrants that it is currently exempt from maintaining Workman's Compensation insurance under applicable law. FLPC agrees to maintain Workman's Compensation insurance at the statutory limits should it lose its exemption at any time during the term of this Agreement.
12. Hold harmless: FLPC agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of FLPC, provided, however, FLPC shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
13. Authority: Each of the individuals signing this Agreement on behalf of the Customer or FLPC warrants and attests to that he or she is authorized to enter in this Agreement and bind the Customer or FLPC to the terms herein.
14. Choice of law and venue: This Agreement shall be construed under the laws of the State of Florida as applied to contracts made and to be performed within the State of Florida. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder hereto shall be a state court located in Hillsborough County, Florida, or the U.S. District Court for the Middle District of Florida, Tampa Division. Each of the parties submits to the personal jurisdiction of the designated court.
15. Attorney's fees, suit costs and expenses: In the event of any dispute arising hereunder, the prevailing party shall be entitled to an award of reasonable attorney's fees, expenses, interest, and court costs against the non-prevailing party including appellate level proceedings.
16. Entire agreement: This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.
17. Severability: If any provision of this Agreement is held invalid, the invalidity shall not affect other provisions of this Agreement that can be given effect without the invalid provision.
18. Waiver: Waiver of any provision herein shall not be deemed a waiver of any other provision herein, nor shall waiver of any breach of this Agreement be construed as a continuing waiver of other breaches of the same or other provisions of this Agreement.
19. Modification: No modification or claimed waiver of any provision of this Agreement shall be valid except by written amendment signed by authorized representatives of the party against whom enforcement of the modification or waiver would be charged.
20. Counterparts and electronic delivery: This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Either party may deliver the executed Agreement to the other party by electronic transmission, using facsimile or email containing a scanned copy of the fully executed Agreement or a counterpart thereof.

Entered into and agreed as of the Effective Date:

Customer or Authorized Agent

Signature Date

Print Name and Title of Signer

Print Customer Name

Florida Lake & Pond Care LLC

Signature Date

Florida Lake & Pond Care LLC.
 507 27th St. SE Ruskin Fl 33570
 813-629-1086



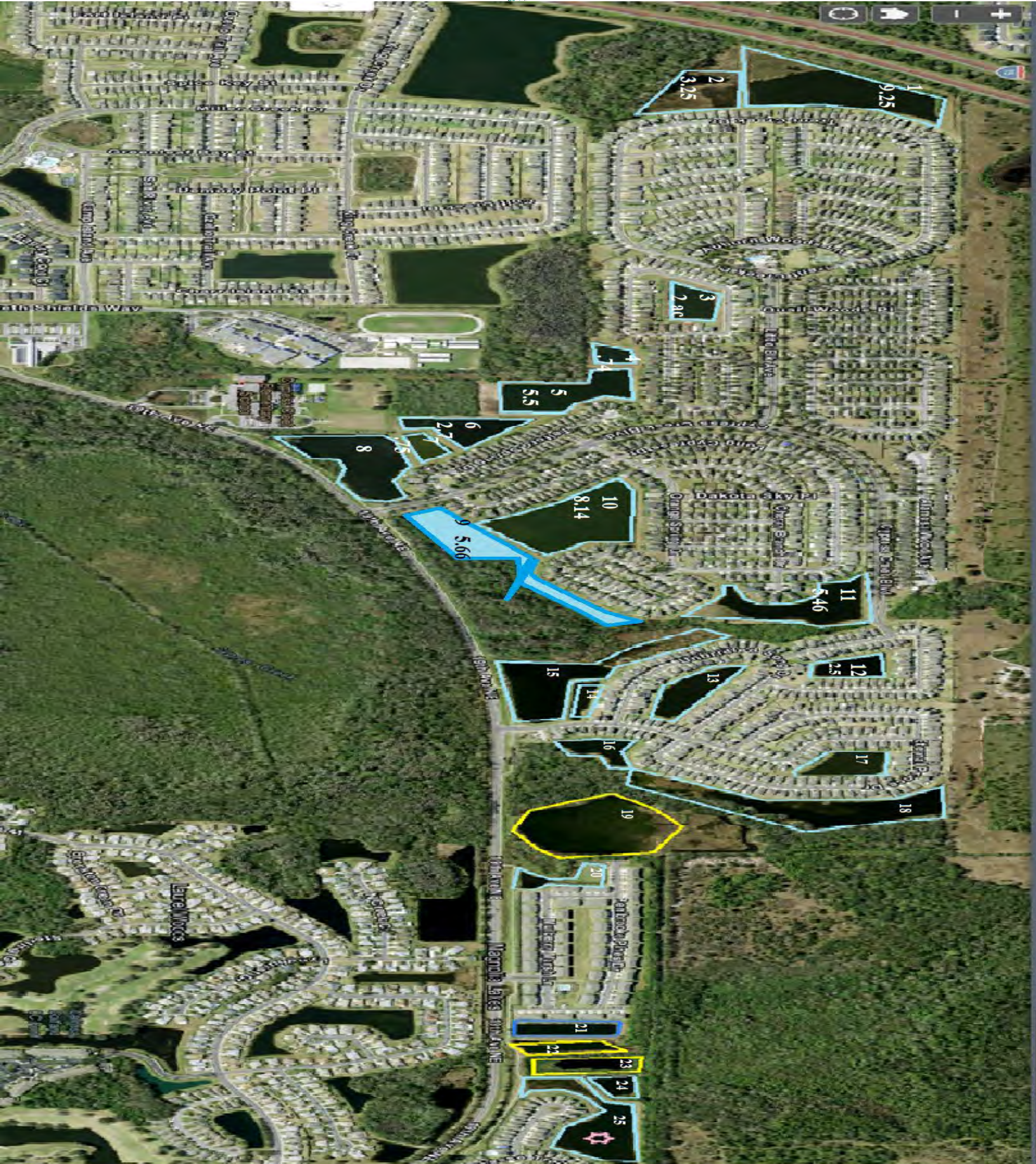
Waterways

Treatment Site	(Linear Ft)	(Acres)	Monthly	Yearly
Treatment Site	(Linear Ft)	(Acres)	Monthly	Yearly
1 Lake	12118	9.25	416.25	4995
2 Lake	4266	3.25	146.25	1755
3 Lake	2252	2	90	960
4 Lake	947	0.74	33.3	355.2
5 Lake	8962	5.15	231.75	2781
6 Lake	2560	2.7	121.5	1458
7 Lake	1187	1	45	540
8 Lake	6428	5.67	255.15	3061.8
9 Canal	7125	5.66	254.7	3056.4
10 Lake	9878	8.14	366.3	4395.6
11 Lake	6315	5.46	245.7	2948.4
12 Lake	1589	1.68	75.6	907.2
13 Lake	2145	2.5	112.5	1350
14 Lake	992	0.86	38.7	464.4
15Lake	6821	5.22	234.9	2818.8
16Lake	1322	1.2	54	648
17Lake	2103	1.7	76.5	918
18Lake	9201	6.12	275.4	3304.8
19Lake	12014	8.88	0	0
20Lake	1874	1.45	65.25	783
21Lake	1991	1.76	79.2	950.4
22Lake	2104	1.86	0	0
23 Lake	3521	2.84	0	0
24 Lake	1424	1	45	540
25 Lake	7203	5.34	240.3	2883.6
Total	104194	77.85	3114	37368

Grand Total

Grand Total		Treatment acres	\$3114	\$37368.00
25 Waterbodies		77.85	Per month	Yearly total

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Beneficial Planting

Plants are 3.10 each 1 dollar each to put in 200\$ delivery



Pickerelweed-Pontederia cordata

Common perennial with long, green leaves that reach 3+ ft. Found near margins of various wetlands, lakes and ponds. Creates large colonies both vegetatively and by seed. Produces erect purple flowers. Planting depth 2-24 inches. Found in Zones 7-11. Sun-part sun and flood tolerance. Wildfowl/life value. Often planted with Arrowhead and Spikerush. Helps pull phosphates and nitrates from water and improve water quality.



Arrowhead / Duck Potato-Sagittaria latifolia

Perennial with "arrow head" shaped leaves that can reach 3+ ft. Found in wetlands, lakes, ponds, ditches, and wet swales. Planting depth 3-12 inches. Range includes Zones 7+. Sun-part sun and flood tolerance. Three petaled white flower on long stem. Helps pull phosphates and nitrates from water and improve water quality. Often planted with Pickerelweed.



Arrowhead Lance Leaf-Sagittaria lancifolia

Perennial with "lance" shaped leaves that can reach 3+ ft. Found in wetlands, lakes, ponds, ditches, and wet swales. Planting depth 3-12 inches. Range includes Zones 7+. Sun-part sun and flood tolerance. Three petaled white flower on long stem. Helps pull phosphates and nitrates from water and improve water quality. Often planted with Pickerelweed.



Yellow Canna-Canna flaccidaHerbaceous

perennial to 3+ ft. with large, clear yellow flowers, found in swales, ditches, pond and lake margins. Found throughout Florida in Zones 8+. Flowers May through August.

Florida Lake & Pond Care LLC.
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Owned Equipment

Custom spray boats, barges, airboats, 4 and 6 wheel drive utility vehicles, light and heavy duty pick-up trucks, equipment trailers, dump trailers, Bob-cats with large assortment of attachments, Truxor amphibious aquatic harvester, cranes, Kubota tractor with bush hog, and ventrac 8 wheel drive slope mower



Florida Lake & Pond Care LLC.
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Here is a brief list of references in your area

Plantation Palms

Address: 23253 Plantation Palms Blvd, Land O' Lakes, FL 34639

Phone: (727) 459 0595

Contact Robert Makres superintendent

Crescent Oaks Golf Country Club

Address: 3300 Crescent Oaks Blvd, Tarpon Springs, FL 34688

Phone: (727) 608-0779

Contact Alex superintendent

Calossa Lakes Golf Country Club

Address: 2115 Caloosa Blvd, Sun City Center, FL 33573

Phone: 203 996 8878

Contact : Joe de Felise

Thank You for Your Time and Interest
Ed Hubbell

ESTIMATE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
+1 (813) 671-2851
www.remsonaquatics.com



Bill to
Cypress Creek CDD

Ship to
Cypress Creek CDD

Estimate details

Estimate no.: 2260
Estimate date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	<p>Proposal for the Maintenance of 20 waterways within the community. Maintenance to be performed monthly .</p> <p>The aquatic weed control program includes spraying of water management areas. These operations are for the control of water hyacinths, cattails, broadleaf weeds and grasses, torpedo grass, hydrilla and other noxious or invasive weeds, including bottom rooted aquatic weeds that are unsightly or may impede the flow of water in the lakes and flow ways. No less than 12 visits applications will be made during this contract period as needed.</p> <p>Algae are an ongoing problem and will be treated accordingly to the customer's satisfaction as well as the aquatics mentioned above.</p> <p>Aquatics weeds mentioned above shall occupy no more than 5% of any lake, retention, or detention pond.</p> <p>All non-beneficial & invasive lake bank grasses and weeds, including torpedo grass, will be controlled from the water bodies control elevation into the water body during all times of that year.</p> <p>During times of drought, when the water bodies recede, it will be required to keep these undesirable lake bank grasses and weeds eradicated from the exposed lake banks.</p> <p>Hydrilla, bladderwort, coontail, chara and other matting type aquatic plants shall be treated upon identification in the water body, with on the surface or</p>	1	\$2,710.00	\$2,710.00

below it.

The contractor will spray weeds, exotics and other nuisance vegetation from littoral zones.

The contractor shall report, annually, on the conditions of the fixed structures within the storm water ponds, retention, and detention ponds. The fixed structures shall include control structures, culverts, and headwalls.

The area to be treated includes all water surfaces and shall extend from the water's edge to the top of the bank on each side where vegetation exists.

Total

\$2,710.00

Accepted date

Accepted by



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 Ilc. 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.

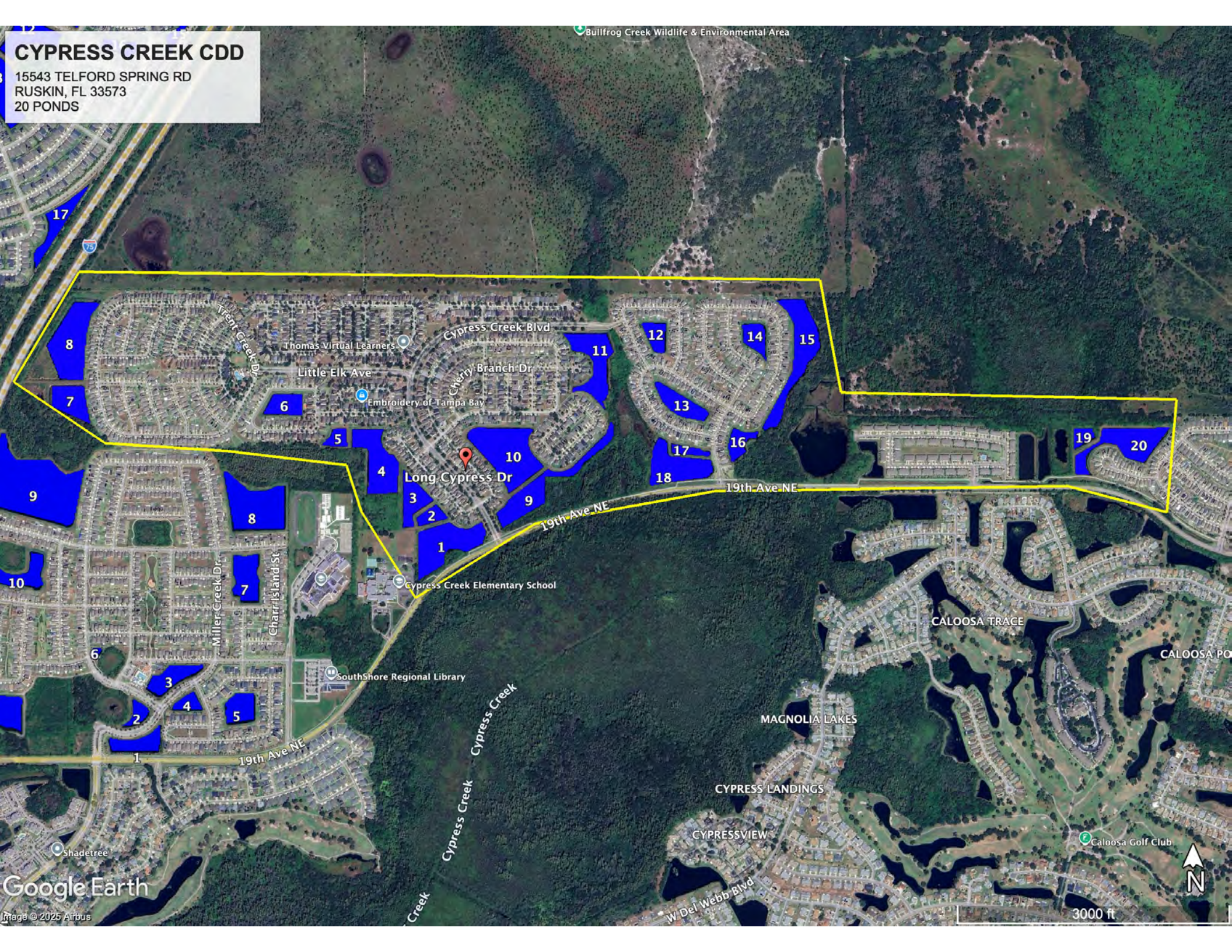
A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

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



17

75

8

7

9

10

6

3

2

4

5

1

19th Ave NE

Cypress Creek
Cypress Creek
Creek

Thomas Virtual Learners

Little Elk Ave

Embroidery of Tampa Bay

Long Cypress Dr

Cypress Creek Elementary School

Southshore Regional Library

Cypress Creek

Cypress Creek

Creek

Cypress Creek Blvd

Cherry Branch Dr

Trent Creek Dr

Miller Creek Dr

Charr Island St

19th Ave NE

19th Ave NE

W Del Webb Blvd

11

12

14

15

13

17

16

18

19

20

CALOOSA TRACE

CALOOSA PO

MAGNOLIA LAKES

CYPRESS LANDINGS

CYPRESSVIEW

Caloosa Golf Club





SERVICES CONTRACT

CUSTOMER NAME: Cypress Creek of Hillsborough County CDD
SUBMITTED TO: Clayton Smith
CONTRACT EFFECTIVE DATE: February 1, 2022, through January 31, 2023
SUBMITTED BY: Gaby Uviles, Sales Support Administrator
SERVICES: Twenty-Four (24) Ponds (85.98 Acres) located in Riverview, FL 33569

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The Annual Contract Price is **\$19,764.00**. SOLitude shall invoice Customer **\$1,647.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
4. **TERMINATION.** If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, or if the Customer terminates this Services Contract for any reason other than in

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Annual Pond Management Services Contract
Cypress Creek of Hillsborough County CDD (7501)
Page 2 of 7

accordance with the cancellation policy outlined above, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.

5. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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Annual Pond Management Services Contract
Cypress Creek of Hillsborough County CDD (7501)
Page 3 of 7

13. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

14. **NONPERFORMANCE.** In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

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Annual Pond Management Services Contract
Cypress Creek of Hillsborough County CDD (7501)
Page 4 of 7

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: Trina Duncan

Printed Name: Trina Duncan

Title: Business Manager

Date: 3/3/2022 | 6:10 AM PST

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

Cypress Creek of Hillsborough County CDD

Signature: Jordan Lansford

Printed Name: Jordan Lansford

Title: District Manager

Date: 2/22/22

* approved @ 2/22/22 Board Mtg.
Customer's Address for Notice Purposes:

Cypress Creek CDD
4648 Eagle Falls Pl.
Tampa, FL 33619

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SCHEDULE A - ANNUAL POND MANAGEMENT SERVICES

Scope of Work:

- Provide algae and aquatic vegetation management for CDD stormwater ponds.
- Minimum of monthly inspections leading to treatments carried out as frequently as needed to control nuisance vegetation or algae.
- Checking of Dissolved oxygen levels as needed and recommended by contractor prior to treatments to ensure safe treatment without potential fish kills.
- Treating nuisance shoreline grasses and nuisance shoreline vegetation.
- Treating any surface filamentous algae blooms and planktonic algae blooms that may arise as well as periodic treatment for submerged algae or nuisance vegetation.
- Service manager will be available for ride throughs with management when requested.
- Communicate with management on any major algae blooms, or other issues such as erosion problems or other pond bank issues that the contractor may notice.
- Make recommendations to management when the contractor feels appropriate for alum treatments or dye to help manage a pond.
- Provide, at minimum, an observation checklist stating what has been observed at each pond, and any treatments carried out itemized by pond.
- Remove trash and debris from ponds and pond edges.

Aquatic Weed Control:

1. Pond(s) will be inspected on a **two (2) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **two (2) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

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Annual Pond Management Services Contract
Cypress Creek of Hillsborough County CDD (7501)
Page 6 of 7

Water Quality Monitoring:

1. Lake water samples will be taken and tested **as needed basis** for the following parameters:

Temperature	Dissolved Oxygen
pH	
2. The results of the tests along with recommendations and analysis of the results will be provided to the Customer in a written report following each testing period.
3. Any data collected that needs immediate action to resolve an issue will be brought to the Customer's attention at once.

Pond Algae Control:

1. Pond(s) will be inspected on a **two (2) times per month** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

Lake Dye:

1. **Lake Dye** will be applied to the pond(s) on a **one (1) time per month** basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the lake(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.

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Annual Pond Management Services Contract
Cypress Creek of Hillsborough County CDD (7501)
Page 7 of 7

2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algacides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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Tab 5

Monthly Manager's Report June 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 June 2026

- Working with Admiral furniture to get Pool Furniture repaired and replaces. 14 pieces (chaise loungers) at Main will be re-slanged under warranty. Several attempts made to solidify a date
- Vendor Oversight:
 - Pine Lake has been in communication with the CDD Team, on-site 3-4 days a week – knocking out the behind areas- working to restore irrigation
 - Mastiff Mounds – Great work, recommends additional stations and we are working to replace broken stations
 - Wahoo Pools- After the weekends, the pools need a lot of attention on Monday mornings. Impressing to the vendor that we need a weekend service, or at the very least for chemicals to be auto fed into the pools regularly – clarity of the water and skimming levels have been an ongoing

issue. Though their services on their website say, "Maintenance and Repairs", vendor does not do repairs, we're told to contact an additional pool vendor.

- Cleaning- 5 days a week cleaning at the Amenity Centers continues

Resident Engagement & Communications

- **Enumerate Engage registrations:** 440 household accounts (increase from 420 last month).
- **Constant Contact distribution:** 1,896 active email addresses.
 - Average open rate: 40% up from **32%** in May
 - June Monthly newsletter open rate: **58.1%**

Amenity Operations & Safety

- Peak pool usage 1pm-7pm; pool currently closes at **8PM**
- 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 continue to actively monitor the facilities and reinforce rules to maintain a safe, secure, and enjoyable environment for all residents.
- Staff includes: 2 Pool Monitors – 2 – Regular PT attendants, 1 PT attendant – Sundays only, Mark – Field Services, Jenn - GM

June Square Report

Date	Time	Gross Sales	Discounts	Net Sales	Total Collected	Card	Card Entry Method	Cash	Fees	Net Total
6/12/2026	6	\$8.88		\$8.88	\$8.88	\$8.88	Keyed		(\$0.46)	\$8.42
6/12/2026	6	\$365.00		\$365.00	\$365.00	\$365.00	Keyed		(\$12.93)	\$352.07
6/9/2026		\$8.88		\$8.88	\$8.88	\$8.88	Keyed		(\$0.46)	\$8.42
6/8/2026		\$8.88		\$8.88	\$8.88	\$8.88	Keyed		(\$0.46)	\$8.42
6/1/2026		\$8.88		\$8.88	\$8.88	\$8.88	Keyed		(\$0.46)	\$8.42
6/1/2026		\$415.00		\$415.00	\$415.00	\$415.00	Keyed		(\$14.68)	\$400.32
		(\$300.0)		(\$300.0)	(\$300.0)	(\$300.0)				(\$300.0)
6/1/2026		0)		0)	0)	0)	Keyed		\$0.00	0)
		(\$300.0)		(\$300.0)	(\$300.0)	(\$300.0)				(\$300.0)
6/1/2026		0)		0)	0)	0)	Keyed		\$0.00	0)

Monthly Field Operations Report June 2026

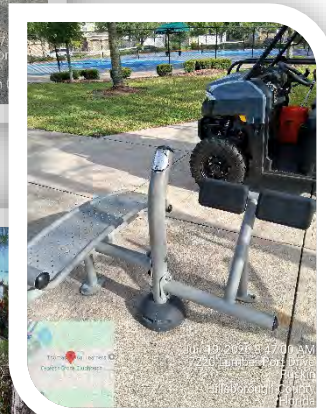
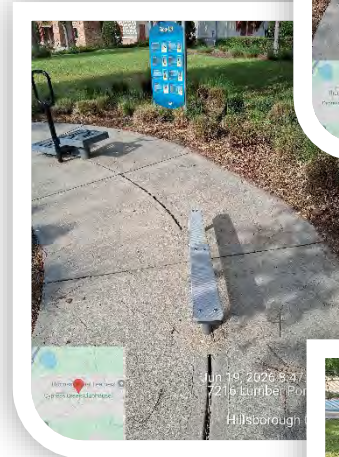
Rizzetta & Company
Cypress Creek CDD

Mark Isley – Field Ops Manager

Community Project Updates as of June 19, 2026

Completed / In Progress

- Gametime parts were delivered and I replaced the missing parts on the outdoor fitness equipment, the stationary bike still needs repair, I have pulled it apart and attempting to source parts.
- Daily inspections of pools, facilities, ponds, landscaping and other CDD areas
- Pools are being heavily used, communicating with current vendor to keep pools clean and operational, we have a few issues that are affecting the function of the pools and are being addressed with our repair vendor, our current vendor has chosen not to do any repairs.
- Snake abatement has been working well with the granules from the local hardware store.
- Still working on the uplighting around monuments and CDD facilities
- Working with Admiral furniture on sling replacement and replacing the non-repairable loungers.
- Helping staff monitor the pools and CDD areas
- Dog park fencing and hinge repair at the main facility center has started



- Communicating with Pine Lake when on site
- Daily refuse pick-up

Ponds

Still monitoring ponds daily, no real improvement on trash removal and weed control.

Vendor assured me that they were going to bring in extra staff to get the ponds cleaned up.

Still has not occurred.

See latest report from vendor.



Landscaping overview

Pine Lake started on-site June 2nd

They have applied liquid fertilization throughout the property to support overall turf health and appearance.

They are making progress with the irrigation and have submitted several proposals.

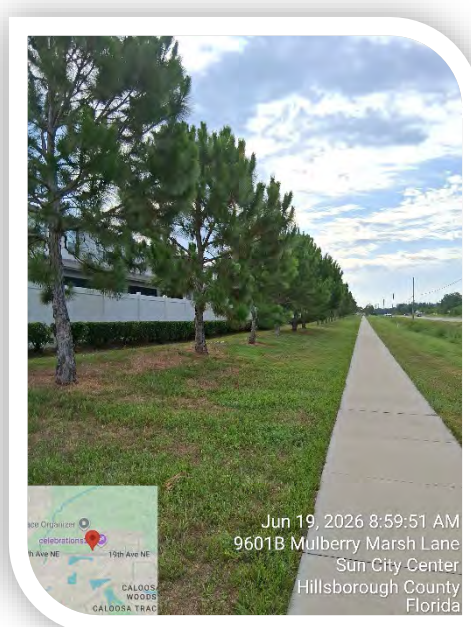
They have trimmed the seed pods from the Bismarck Palms at the Orchids Pool which has helped greatly with the pool skimmer system from being clogged.

Started the BULLSEYE approach to the entrances and clubhouse areas to enhance the overall presentation of the community. They have begun mowing services throughout the property.

Next up the focus will remain on irrigation, routine maintenance, and addressing some of the more neglected areas of the property. This includes pond bank maintenance, weed control within landscape beds, and the removal of dead landscape material.

Pine lakes team has been very communicative and responsive since their first day.

I look forward to working with them while they continue the month-to-month contract.





Jun 19, 2026 9:04:06 AM
4798 19th Avenue Northeast
Sun City Center
Hillsborough County
Florida



Jun 19, 2026 8:55:18 AM
15596 Cypress Creek Boulevard
Sun City Center
Hillsborough County
Florida



Jun 19, 2026 9:00:59 AM
2216 Lyndhurst Drive
Sun City Center
Hillsborough County
Florida

Tab 6



UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 28th @ 7pm
- **Next General Election:** November 2026
- **Quarterly Website Compliance Audit: Completed, 100% in compliance**

June 30 @ 7pm

**District
Manager's
Report**

2026

CYPRESS CREEK

<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$1,044,524
Reserve Fund Cash & Investment Balance:	\$263,973
Debt Service Fund Investment Balance:	<u>\$2,234,644</u>
Total Cash and Investment Balances:	\$3,543,141
General Fund Expense Variance: \$34,100 Over Budget	

Tab 7



Complete I.T.
SERVICE & SOLUTIONS

Additional Cameras

Prepared for: Cypress Creek CDD

Created by: Thomas Giella

Email: Thomas@completeit.io

Phone: (813) 444-4355

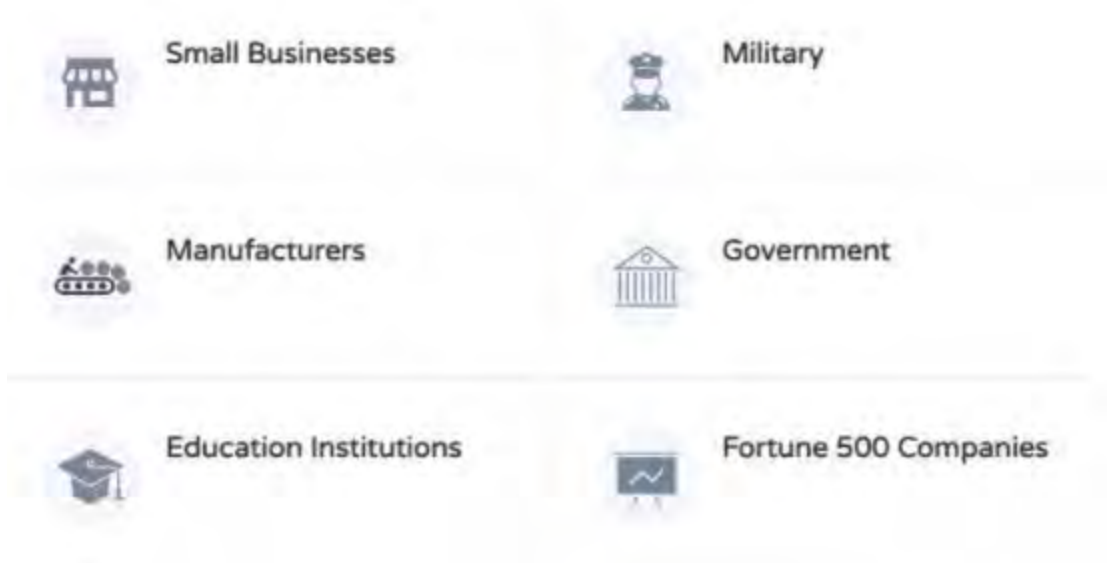


- Your Technology Professionals -
Sales, Training, & Support

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.

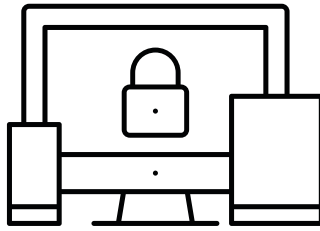
Our open API platform offers:

- 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.

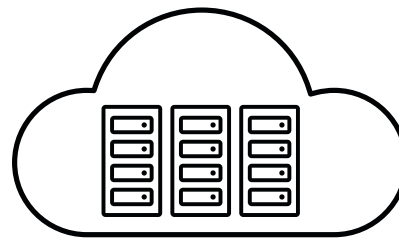


Comprehensive Security

Triple Redundancy

Encryption at Rest

Highly Scalable Infrastructure



Eagle Eye Data Center

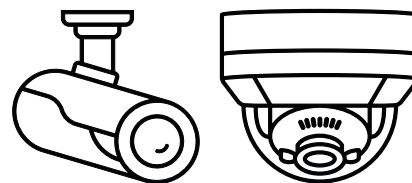
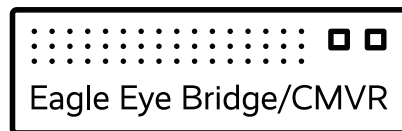
Complete Privacy Encryption™

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
Additional Cameras <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 8

**THIRD ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL AMENITY SERVICES**

This Third Addendum to the Contract for Professional Amenity Services (this “**Third Addendum**”), is made and entered into as of the 2026 day of June 30th (the “**Effective Date**”), by and between Cypress Creek Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated July 1, 2025 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Third Addendum as of the Effective Date.

Rizzetta & Company, Inc.

**Cypress Creek
Community Development District**

By: _____
William J. Rizzetta, President

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

- Exhibit B** – Schedule of Fees
- Exhibit C** – Human Trafficking Affidavit
- Exhibit D** – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:	
Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of June 30, 2026 to September 30, 2026.	
PERSONNEL:	
General Manager Full Time Personnel – 40 hours/week	Field Services Supervisor Full Time Personnel – 40 hours/week
Clubhouse Attendants Part Time Personnel – 65 hours/week	Seasonal Pool Monitors (15 weeks) Part Time Personnel – 60 hours/week
	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 294,591
General Management and Oversight ⁽²⁾	\$ 15,000
Total Services Cost:	\$ 309,591
Seasonal Pool Monitors (15 weeks) Part Time Personnel – 30 hours/week	\$ 10,569

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers’ compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.’s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 9



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Cypress Creek Main Pool

Date 6/22/2026

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
 - a) including water level monitoring each visit to maintain proper chemical balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to ensure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days for pools, per Florida Department of Health. Cooper Pools will also offer to test water on non-service days for \$40 per visit. Fountains are exempt for non-service day testing.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be;

Cypress Creek Main Pool, 102,480 gallon, BL 104, flow 520

\$_2460_ per month for _3_ visits-per-week service M-W-F oct 1-apr 30

\$_3156_ per month for _5_ visits-per-week service M-W-Th-F-Sa, may 1-sep 30

Non Service Days observed by Cooper Pools Inc;

Thanksgiving day, Christmas Day, New Years Day, 2 days for state training typically Feb or Mar.

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$250 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: ___/___/___2026___

Property Name: Cypress Creek main pool

Property Address: 7154 Trent Creek Dr., Sun City Center, Fl 33573

Email: Jdunn@Rizzetta.com

Name: Jennifer Dunn

Phone Number: _____ ext _____

Signature: _____

Date: _____

Initial Tech: TBD

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

1-813-484-5257 Direct



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Cypress Creek Maples Townhomes

Date 6/22/2026

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
 - a) including water level monitoring each visit to maintain proper chemical balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to ensure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days for pools, per Florida Department of Health. Cooper Pools will also offer to test water on non-service days for \$40 per visit. Fountains are exempt for non-service day testing.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be;

Cypress Creek Main Pool, 35,000 gal, BI 38, Flow 190

\$_840_ per month for _3_ visits-per-week service M-W-F oct 1-apr 30

\$_1078_ per month for _5_ visits-per-week service M-W-Th-F-Sa, may 1-sep 30

Non Service Days observed by Cooper Pools Inc;

Thanksgiving day, Christmas Day, New Years Day, 2 days for state training typically Feb or Mar.

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$250 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: ___/___/___2026___

Property Name: Cypress Creek Maples Townhomes

Property Address: 9770 Mullberry Marsh Ln., Sun City Center, Fl 33573

Email: Jdunn@Rizzetta.com

Name: Jennifer Dunn

Phone Number: _____ ext _____

Signature: _____

Date: _____

Initial Tech: TBD

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

1-813-484-5257 Direct



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Cypress Creek Orchids

Date 6/22/2026

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
 - a) including water level monitoring each visit to maintain proper chemical balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to ensure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days for pools, per Florida Department of Health. Cooper Pools will also offer to test water on non-service days for \$40 per visit. Fountains are exempt for non-service day testing.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be;

Cypress Creek Main Pool, 28,000 gal, BI 30, Flow 153

\$_672__ per month for _3_ visits-per-week service M-W-F oct 1-apr 30

\$_862__ per month for _5_ visits-per-week service M-W-Th-F-Sa, may 1-sep 30

Non Service Days observed by Cooper Pools Inc;

Thanksgiving day, Christmas Day, New Years Day, 2 days for state training typically Feb or Mar.

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$250 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: ___/___/___2026___

Property Name: Cypress Creek Orchids

Property Address: 10202 Carp Hollow Rd., Sun City Center, Fl 33573

Email: Jdunn@Rizzetta.com

Name: Jennifer Dunn

Phone Number: _____ ext _____

Signature: _____

Date: _____

Initial Tech: TBD

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

1-813-484-5257 Direct

Tab 10



Rizzetta & Company

Cypress Creek of Hillsborough County Community Development District

**Financial Statements
(Unaudited)**

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

**cypresscreekcdd.org
rizzetta.com**

Cypress Creek of Hillsborough County Community Development District

Balance Sheet
As of 04/30/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,044,522	0	0	1,044,522	0	0
Investments	2	263,973	2,234,644	2,498,619	0	0
Accounts Receivable	16,206	0	15,585	31,791	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	2,250,229
Amount To Be Provided Debt Service	0	0	0	0	0	11,724,771
Total Assets	1,061,439	263,973	2,250,229	3,575,641	13,694,928	13,975,000
Liabilities						
Accounts Payable	20,835	0	0	20,835	0	0
Accrued Expenses	20,065	0	0	20,065	0	0
Other Current Liabilities	98,941	0	0	98,941	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	900	0	0	900	0	0
Total Liabilities	141,241	0	0	141,241	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	554,644	160,737	1,235,603	1,950,985	0	0
Total Fund Equity & Other Credits	920,198	263,973	2,250,229	3,434,401	13,694,928	0
Total Liabilities & Fund Equity	1,061,439	263,973	2,250,229	3,575,641	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 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <hr/> Annual Budget	Through 04/30/2026 <hr/> YTD Budget	Year To Date 04/30/2026 <hr/> YTD Actual	<hr/> YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	618	618
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,442,478	12,601
Other Misc. Revenues				
Facilities Rentals	2,500	1,458	969	(489)
Interest Earnings	100	100	0	(100)
Miscellaneous Revenue	0	0	319	319
Total Revenues	<hr/> 1,432,477	<hr/> 1,431,435	<hr/> 1,444,384	<hr/> 12,949
Expenditures				
Legislative				
Supervisor Fees	10,000	5,833	6,200	(367)
Total Legislative	<hr/> 10,000	<hr/> 5,833	<hr/> 6,200	<hr/> (367)
Financial & Administrative				
Accounting Services	22,000	12,833	12,833	0
Administrative Services	4,400	2,567	2,567	0
Arbitrage Rebate Calculation	1,200	700	0	700
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	0	0	0
Dissemination Agent	2,000	2,000	1,167	833
District Engineer	2,500	1,458	5,444	(3,985)
District Management	24,200	14,117	14,116	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,400	2,567	2,567	0
General Liability & Property Insurance	103,449	103,449	57,552	45,897
Legal Advertising	2,500	1,458	1,451	7
Office Supplies	500	292	2,635	(2,344)
Postage & Delivery	500	291	0	292
Room Rentals Expense	1,100	642	0	642
Trustees Fees	9,734	5,678	3,547	2,131
Website Hosting, Maintenance, Backup & E	2,400	2,400	4,525	(2,125)
Total Financial & Administrative	<hr/> 189,758	<hr/> 155,627	<hr/> 113,579	<hr/> 42,048
Legal Counsel				
District Counsel	20,000	11,667	26,980	(15,313)
Total Legal Counsel	<hr/> 20,000	<hr/> 11,667	<hr/> 26,980	<hr/> (15,313)
Electric Utility Services				
Utility - Electricity	11,400	6,650	796	5,854
Utility - Street Lights	206,000	120,167	116,377	3,789
Utility Services	25,000	14,583	18,442	(3,858)
Total Electric Utility Services	<hr/> 242,400	<hr/> 141,400	<hr/> 135,615	<hr/> 5,785
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	7,916	4,196	3,720

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 04/30/2026 YTD Budget	Year To Date 04/30/2026 YTD Actual	YTD Variance
Total Garbage/Solid Waste Control Services	13,570	7,916	4,196	3,720
Water-Sewer Combination Services				
Utility Services	15,000	8,750	8,986	(236)
Total Water-Sewer Combination Services	15,000	8,750	8,986	(236)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	13,895	0	13,895
Mitigation Area Monitoring & Maintenance	3,200	1,866	14,136	(12,270)
Water Quality Monitoring & Testing	2,904	1,694	3,745	(2,051)
Total Stormwater Control	29,924	17,455	17,881	(426)
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	7,840	9,160	(1,320)
Field Manager	15,600	9,100	0	9,100
Holiday Decorations	7,000	4,084	0	4,084
Irrigation Maintenance & Repair	10,000	5,833	2,705	3,128
Landscape Inspection Services	15,600	9,100	9,100	0
Landscape Maintenance	344,000	200,667	196,184	4,483
Landscape Replacement Plants, Shrubs, Tr	45,000	26,250	1,250	25,000
Maintenance & Repairs	35,000	20,416	20,533	(117)
Miscellaneous Contingency	20,000	11,667	1,781	9,886
Pressure Washing	10,000	5,833	750	5,083
Total Other Physical Environment	515,640	300,790	241,463	59,327
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	5,250	3,890	1,360
Amenity Management Service Contracts	208,553	121,656	140,538	(18,882)
Dues, Licenses & Fees	825	481	116	365
Furniture Repair & Replacement	5,000	2,917	0	2,917
Gate Phone	2,010	1,172	0	1,172
Internet/WiFi	6,180	3,605	3,820	(214)
Janitorial Service	15,000	8,750	5,292	3,457
Pest Control	3,390	1,978	1,960	18
Pool Repair & Maintenance	1,500	875	13,512	(12,637)
Pool Service Contract	34,800	20,300	33,147	(12,847)
Security Camera Maintenance	6,768	3,948	7,469	(3,521)
Security Services & Patrols	88,159	51,426	69,007	(17,581)
Total Parks & Recreation	381,185	222,358	278,751	(56,393)
Special Events				
Special Events	10,000	5,833	9,970	(4,137)
Total Special Events	10,000	5,833	9,970	(4,137)
Contingency				
Miscellaneous Contingency	5,000	2,917	37,017	(34,100)
Total Contingency	5,000	2,917	37,017	(34,100)
Total Expenditures	1,432,477	880,546	880,638	(92)

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Total Excess of Revenues Over(Under) Ex- penditures	0	550,889	563,746	12,857
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	(9,101)	(9,101)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(9,101)</u>	<u>(9,101)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>365,553</u>	<u>365,553</u>
Total Fund Balance, End of Period	<u>0</u>	<u>550,889</u>	<u>920,198</u>	<u>369,309</u>

Cypress Creek of Hillsborough County Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,324	4,324
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Other Misc. Revenues				
Interest Earnings	100	58	0	(58)
Total Revenues	<u>173,063</u>	<u>173,021</u>	<u>177,287</u>	<u>4,266</u>
Expenditures				
Contingency				
Bank Fees	800	466	0	467
Capital Outlay	273,288	159,418	16,550	142,867
Total Contingency	<u>274,088</u>	<u>159,884</u>	<u>16,550</u>	<u>143,334</u>
Total Expenditures	<u>274,088</u>	<u>159,884</u>	<u>16,550</u>	<u>143,334</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>(101,025)</u>	<u>13,137</u>	<u>160,737</u>	<u>147,600</u>
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
Total Other Financing Sources(Uses)	<u>101,025</u>	<u>101,025</u>	<u>0</u>	<u>(101,025)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>103,236</u>	<u>103,237</u>
Total Fund Balance, End of Period	<u>0</u>	<u>114,162</u>	<u>263,973</u>	<u>149,812</u>

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

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	29,093	29,093
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,531,923	11,952
Total Revenues	<u>1,519,971</u>	<u>1,519,971</u>	<u>1,561,016</u>	<u>41,045</u>
Expenditures				
Debt Service				
Interest	664,971	332,486	341,147	(8,661)
Principal	855,000	0	0	0
Total Debt Service	<u>1,519,971</u>	<u>332,486</u>	<u>341,147</u>	<u>(8,661)</u>
Total Expenditures	<u>1,519,971</u>	<u>332,486</u>	<u>341,147</u>	<u>(8,661)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>1,187,485</u>	<u>1,219,869</u>	<u>32,384</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>2,135,643</u>	<u>948,158</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 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,122	2,122
Special Assessments				
Tax Roll	21,393	21,393	21,562	168
Total Revenues	<u>21,393</u>	<u>21,393</u>	<u>23,684</u>	<u>2,290</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>15,734</u>	<u>2,537</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>114,586</u>	<u>101,389</u>

See Notes to Unaudited Financial Statements

Cypress Creek CDD

Investment Summary

April 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2026</u>
Valley National Bank	Governmental Checking	\$ 263,973
Total Reserve Fund Investments		\$ 263,973
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 1,776,592
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	39,370
US Bank Series 2017A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	75,000
Total Debt Service Fund Investments		\$ 2,234,644

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 04/01/2026 to 04/30/2026**

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	16,206.19
Sum for 753, 178							16,206.19
753, 180	753-200	753 Debt Service Fund S2015 A-1	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	15,368.31
Sum for 753, 180							15,368.31
753, 181	753-201	753 Debt Service Fund S2017A	Hillsborough County Tax Collec- tor	AR00002934	12110	10/01/2025	216.31
Sum for 753, 181							216.31
Sum for 753							31,790.81
Sum Total							31,790.81

See Notes to Unaudited Financial Statements

Cypress Creek of Hillsborough County Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753, 178					
753 General Fund	04/30/2026	Cooper Pools Inc.	630	Monthly Commercial Pool Repair 04/26	3,126.23
753 General Fund	04/08/2026	Getz Outdoor Services	1324	50 % Landscape Maintenance 04/26	14,333.33
753 General Fund	04/28/2026	Hillsborough County BOCC	6932917329 042326	9770 Mulberry Marsh LN 03/26	156.97
753 General Fund	04/28/2026	Hillsborough County BOCC	4395900000 042326	BOCC Summary 4395900000 03/26	677.54
753 General Fund	04/28/2026	Massey Services, Inc.	70181269	Pest Control Services 04/26	100.00
753 General Fund	04/28/2026	Massey Services, Inc.	70200308	Pest Control Services 04/26	120.00
753 General Fund	04/28/2026	Massey Services, Inc.	70249960	Pest Control Services 04/26	60.00
753 General Fund	04/28/2026	Summit Fire & Security LLC	4048042	Fire Extinguisher Inspection 04/26	97.45
753 General Fund	04/27/2026	Summit Fire & Security LLC	4048032	Fire Extinguisher Inspection 04/26	164.10
753 General Fund	04/28/2026	Summit Fire & Security LLC	4052518	Fire Extinguisher Inspection 04/26	97.45
753 General Fund	04/30/2026	Valley National Bank	CC043026	Maintenance & Repair 04/26	519.32
753 General Fund	04/30/2026	Valley National Bank	CC043026	Maintenance & Repair 04/26	497.28
753 General Fund	04/30/2026	Valley National Bank	CC043026	Maintenance & Repair 04/26	295.18
753 General Fund	04/17/2026	Waste Management Inc. of Florida	0247059-2206-0	Waste Disposal - 7154 Trent Creek Dr 04/26	250.00
753 General Fund	04/17/2026	Waste Management Inc. of Florida	0247637-2206-3	Waste Disposal - 9770 Mulberry Marsh Ln 04/26	340.01
Sum for 753, 178					20,834.86
Sum for 753					20,834.86
Sum Total					20,834.86

**Cypress Creek of Hillsborough County
Community Development District
Notes to Unaudited Financial
Statements April 30, 2026**

Balance Sheet

1. Trust statement activity has been recorded through 04/30/26.
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 11

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures May 2026 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$122,120.76**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger Landcare, LLC	300211	830	Water Use Readings 05/26	\$ 245.00
Charter Communications	20260513-1	2396186042426	7154 Trent Creek Dr 04/26	\$ 82.83
Charter Communications	20260521-1	2454480050226	10202 Carp Hollow Road 05/26	\$ 62.83
Charter Communications	20260521-1	2454498050226	9770 Mulberry Marsh Ln 05/26	\$ 62.83
Complete IT Corp	300212	19945	Access Control 05/26	\$ 799.50
Complete IT Corp	300214	20011	CIT ACS Prox Key Fobs - Blue CIT ACS Prox	\$ 700.00
Complete IT Corp	300233	20094	Key Fobs - Red 05/26	
Complete IT Corp	300214	740D5A2B-0021	Equipment protection and Cameras ACS 05/26	\$ 1,213.00
Complete IT Corp	300214	740D5A2B-0021	Phone Rental & Lines 05/26	\$ 155.07
Cooper Pools Inc.	300222	630	Monthly Commercial Pool Repair 04/26	\$ 3,126.23
Cooper Pools Inc.	300227	645	INVOICE NO. 645 - PROGRESS INVOICE NO.	\$ 1,206.00
Cooper Pools Inc.	300227	671	2 Final Invoice for pool Repair 04/26	\$ 2,650.00
Cooper Pools Inc.	300227	678	Final Invoice for Pool Repair 04/26	\$ 1,440.00
GameTime	300223	109512-01-01	Fitness Equipment Replacements 05/26	\$ 3,055.80

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Getz Outdoor Services	300224	1324	50 % Landscape Maintenance 04/26	\$ 14,333.33
Getz Outdoor Services	300228	1329	9 palms trimmed in April at orchid pool 05/26	\$ 450.00
Getz Outdoor Services	300228	1330	Crape Mertil hit by a car Removed ab root ball cut down 05/26	\$ 350.00
Hillsborough County BOCC	20260506-1	4395900000 042326	BOCC Summary 4395900000 03/26	\$ 677.54
Hillsborough County BOCC	20260506-1	6932917329 042326	9770 Mulberry Marsh LN 03/26	\$ 156.97
Jason Hepburn	20260529-10	JH052626	Board of Supervisor Meeting 05/26/26	\$ 200.00
Joel Martin	20260529-40	JM052626	Board of Supervisor Meeting 05/26/26	\$ 200.00
Massey Services, Inc.	20260501-1	70181269	Pest Control Services 04/26	\$ 100.00
Massey Services, Inc.	20260501-1	70200308	Pest Control Services 04/26	\$ 120.00
Massey Services, Inc.	20260501-1	70249960	Pest Control Services 04/26	\$ 60.00
Massey Services, Inc.	20260526-6	70674810	Pest Control Services 05/26	\$ 100.00
Massey Services, Inc.	20260526-6	70708668	Pest Control Services 05/26	\$ 120.00
Massey Services, Inc.	20260526-6	70779431	Pest Control Services 05/26	\$ 60.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Mastiff Mounds LLC	300215	4321-3020-260501-8-3218777	Pet Waste Management 05/26	\$ 1,120.00
Nancy Fauci	20260529-5	NF052626	Board of Supervisor Meeting 05/26/26	\$ 200.00
Persson, Cohen & Mooney, P.A.	300216	6961	Legal Services 04/26	\$ 2,807.94
Reece Thomas	20260529-30	RT052626	Board of Supervisor Meeting 05/26/26	\$ 200.00
Rizzetta & Company, Inc.	300210	INV0000109214	Accounting Services 05/26	\$ 6,250.01
Rizzetta & Company, Inc.	300221	INV0000109317	Out of Pocket Expense for April Service 05/26	\$ 504.20
Rizzetta & Company, Inc.	300226	INV0000109345	General Management & Oversight and Personnel Reimbursement 05/26	\$ 11,662.13
Rizzetta & Company, Inc.	300232	INV0000109744	Personnel Reimbursement 05/26	\$ 11,367.36
Robens Petit Homme	20260529-2	RH052626	Board of Supervisor Meeting 05/26/26	\$ 200.00
SafeTouch, LLC	300217	21664	Security Monitoring - Response System 05/26	\$ 150.00
Signal 88 Franchise Group, Inc.	300218	US 161284	Patrol Services 05/26	\$ 12,018.53
Solitude Lake Management, LLC	300219	PSI261810	Lake Maintenance 05/26	\$ 2,064.83
Summit Fire & Security LLC	300209	4048032	Fire Extinguisher Inspection 04/26	\$ 164.10

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Summit Fire & Security LLC	300220	4048042	Fire Extinguisher Inspection 04/26	\$ 97.45
Summit Fire & Security LLC	300209	4052518	Fire Extinguisher Inspection 04/26	\$ 97.45
TECO	20260529-1	211003933580-050726	15592 Cypress Creek Blvd 04/26	\$ 22.03
TECO	20260529-1	211003933838-050726	15491 Cypress Creek Blvd 04/26	\$ 52.32
TECO	20260529-1	211003934034-050726	15441 Cypress Creek Blvd 04/26	\$ 49.49
TECO	20260529-1	211003934265-050726	7152 Trent Creek Dr. Pump 04/26	\$ 78.70
TECO	20260529-1	211003934406-050726	7154 Trent Creek Dr 04/26	\$ 862.16
TECO	20260529-1	211003934620-050726	10116 Geese Trail Cr 04/26	\$ 2,032.85
TECO	20260521-2	211003934828-042926	19 19th Ave. NW - Streetlights 04/26	\$ 12,434.99
TECO	20260529-1	221001581182-050726	4470 NE 19 Ave 04/26	\$ 51.96
TECO	20260529-1	221003904697-050726	10202 Carp Hollow Rd 04/26	\$ 443.78
TECO	20260529-1	221007372990-050726	9770 Mulberry Marsh Ln 04/26	\$ 615.92
TECO	20260521-2	221007595426-042926	J PH 1 & 2 - Streetlights 04/26	\$ 2,613.39

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260529-1	221007730122-050726	15536 Wicked Strong St 04/26	\$ 121.84
TECO	20260529-1	221009578578-050726	10008 MERRY FAWN CT, A 04/26	\$ 365.11
TECO	20260520-1	221009579147-042826	Cypress Creek K Phase 3 - Streetlights 04/26	\$ 360.85
The Observer Group, Inc.	300225	26-01602H	Legal Advertising 05/26	\$ 78.75
Triple D Fencing	300229	5796	4 New self closing gate actuators & fence Repair 05/26	\$ 2,750.00
Valley National Bank	20260526-1	CC043026	Maintenance & Repair 04/26	\$ 1,311.78
Wahoo Pools Group, Inc.	300230	20252323	Pool Service 04/26	\$ 5,000.00
Wahoo Pools Group, Inc.	300230	20252383	Pool Repair 04/26	\$ 1,653.90
Wahoo Pools Group, Inc.	300213	20252526	Pool Service 05/25	\$ 5,000.00
Wahoo Pools Group, Inc.	300231	20252587	Pool Service 05/26	\$ 5,000.00
Waste Management Inc. of Florida	20260515-1	0247059-2206-0	Waste Disposal - 7154 Trent Creek Dr 04/26	\$ 250.00
Waste Management Inc. of Florida	20260515-1	0247637-2206-3	Waste Disposal - 9770 Mulberry Marsh Ln 04/26	<u>\$ 340.01</u>
Total				<u>\$ 122,120.76</u>



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

Invoice 830

Date	PO#
05/01/26	
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 May 2026				\$245.00

Subtotal	\$245.00
Sales Tax	\$0.00
Total	\$245.00
Credits/Payments	(\$0.00)
Balance Due	\$245.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$245.00	\$0.00	\$0.00	\$0.00	\$241.50

April 24, 2026

Invoice Number: 2396186042426

Account Number: **8337 12 028 2396186**

Auto Pay Notice

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

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Summary

*Service from 04/24/26 through 05/23/26
details on following pages*

Previous Balance	159.95
Payments Received -Thank You!	-159.95
Remaining Balance	\$0.00
Spectrum Business™ Internet	70.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
One-Time Charges	0.00
Taxes, Fees and Charges	2.83
Current Charges	\$82.83
<i>YOUR AUTO PAY WILL BE PROCESSED 05/11/26</i>	
Total Due by Auto Pay	\$82.83



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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 04252026 NNNNNNNN 01 996310

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

April 24, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2396186042426

Account Number: 8337 12 028 2396186

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

Total Due by Auto Pay

\$82.83

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2396186042426
 Account Number: 8337 12 028 2396186

CYPRESS CREEK OF HILLSBOROUGH

Contact Us

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

8633 2390 DY RP 24 04252026 NNNNNNNN 01 996310

Charge Details

Previous Balance		159.95
EFT Payment	04/11	-159.95
Remaining Balance		\$0.00

Payments received after 04/24/26 will appear on your next bill.

Service from 04/24/26 through 05/23/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00

Your promotional price will expire on 04/23/27

Invincible WiFi	20.00
	\$70.00

Spectrum Business™ Internet Total \$70.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-40.00

Your promotional price will expire on 04/23/28

	\$10.00
--	----------------

Phone number (813) 213-9890	\$0.00
------------------------------------	---------------

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$10.00

Other Charges

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

One-Time Charges

B Gig Change Of Service	04/23	99.00
Promotional Discount		-99.00
One-Time Charges Total		\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
State and Local Sales Tax	0.01
Federal Universal Service Fund	0.74
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	1.32
Taxes, Fees and Charges Total	\$2.83

Current Charges	\$82.83
Total Due by Auto Pay	\$82.83

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.

Continued on the next page...

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

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



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



CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2396186042426
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 04252026 NNNNNNNN 01 996310

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

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

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.



May 2, 2026

Invoice Number: 2454480050226

Account Number: **8337 12 028 2454480**

Auto Pay Notice

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

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 05/02/26 through 06/01/26 details on following pages*

Previous Balance	159.91
Payments Received -Thank You!	-159.91
Remaining Balance	\$0.00
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
Taxes, Fees and Charges	2.83
Current Charges	\$62.83
<i>YOUR AUTO PAY WILL BE PROCESSED 05/19/26</i>	
Total Due by Auto Pay	\$62.83

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 05032026 NNNNNNNN 01 993748

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

May 2, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480050226

Account Number: 8337 12 028 2454480

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

Total Due by Auto Pay \$62.83

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2454480050226
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 05032026 NNNNNNNN 01 993748

Charge Details

Previous Balance		159.91
EFT Payment	04/19	-159.91
Remaining Balance		\$0.00

Payments received after 05/02/26 will appear on your next bill.

Service from 05/02/26 through 06/01/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00

Your promotional price will expire on 05/01/27

\$50.00

Spectrum Business™ Internet Total \$50.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-40.00

Your promotional price will expire on 05/01/28

\$10.00

Phone number (813) 213-9899 \$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$10.00

Other Charges

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
State and Local Sales Tax	0.01
Federal Universal Service Fund	0.74
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	1.32
Taxes, Fees and Charges Total	\$2.83

Current Charges \$62.83
Total Due by Auto Pay \$62.83

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Continued on the next page...

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



Invoice Number: 2454480050226
Account Number: 8337 12 028 2454480

CYPRESS CREEK OF HILLSBOROUGH

Contact Us

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

8633 2390 DY RP 02 05032026 NNNNNNNN 01 993748

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

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





Invoice Number:
Account Number:

CYPRESS CREEK OF HILLSBOROUGH
2454480050226
8337 12 028 2454480

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 02 05032026 NNNNNNNN 01 993748



May 2, 2026

Invoice Number: 2454498050226

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 05/02/26 through 06/01/26 details on following pages*

Previous Balance	159.91
Payments Received -Thank You!	-159.91
Remaining Balance	\$0.00
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
One-Time Charges	0.00
Taxes, Fees and Charges	2.83
Current Charges	\$62.83
<i>YOUR AUTO PAY WILL BE PROCESSED 05/19/26</i>	
Total Due by Auto Pay	\$62.83

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 05032026 NNNNNNNN 01 994444

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

May 2, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454498050226

Account Number: 8337 12 028 2454498

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

Total Due by Auto Pay \$62.83

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2454498050226
 Account Number: 8337 12 028 2454498

CYPRESS CREEK OF HILLSBOROUGH

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

8633 2390 DY RP 02 05032026 NNNNNNNN 01 994444

Charge Details

Previous Balance		159.91
EFT Payment	04/19	-159.91
Remaining Balance		\$0.00

Payments received after 05/02/26 will appear on your next bill.

Service from 05/02/26 through 06/01/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00

Your promotional price will expire on 05/01/27

\$50.00

Spectrum Business™ Internet Total \$50.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-40.00

Your promotional price will expire on 05/01/28

\$10.00

Phone number (813) 213-9903 \$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$10.00

Other Charges

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

One-Time Charges

B Gig Change Of Service	04/23	99.00
Promotional Discount		-99.00
One-Time Charges Total		\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
State and Local Sales Tax	0.01
Federal Universal Service Fund	0.74
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Total Due by Auto Pay \$62.83

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



Invoice Number: 2454498050226
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 05032026 NNNNNNNN 01 994444

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





Invoice Number:
Account Number::

CYPRESS CREEK OF HILLSBOROUGH
2454498050226
8337 12 028 2454498

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 02 05032026 NNNNNNNN 01 994444



Invoice



Invoice number 740D5A2B-0021

Date of issue May 1, 2026

Date due May 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 May 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 April 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

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 # 20011
Invoice Date 05-01-26
Balance Due \$700.00

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
CIT ACS Prox Key Fobs - Red	CIT ACS Prox Key Fobs - Red	\$3.50	100.0	\$350.00
UPS Ground Shipping	UPS Ground Shipping Originally \$10.00, less discount of 100%	\$0.00	1.0	\$0.00

Subtotal	\$700.00
Tax	\$0.00
Invoice Total	\$700.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$700.00



Invoice Ticket

Ticket Date	Fri 05-01-26 04:34 PM
Ticket #	12914
Subject	100 Blue & 100 Red FOBs

Ticket Issue

Initial Issue Fri 05-01-26 04:34 PM Mark Johnson	Client approved 100 blue and 100 red keyfobs. Need order processed and shipped out.
--	---

Ticket Comments

Date	Comment
Update Fri 05-01-26 05:10 PM David Lago	100 Red Key Fobs: 28000-28099 FC:15 100 Blue Key fobs: 50300-50399 FC15 Tracking : 1ZT4T9220390370086
Initial Issue Fri 05-01-26 04:34 PM Mark Johnson	Client approved 100 blue and 100 red keyfobs. Need order processed and shipped out.

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 # 20094
Invoice Date 05-20-26
Balance Due \$1,213.00

Item	Description	Unit Cost	Quantity	Line Total
Ditek UPS 1000RE (Rackmount or Wall Mount)	Online double conversion technology provides superior equipment protection	\$883.00	1.0	\$883.00
Tech Labor-Cameras ACS	Hourly Labor Service Minimum 2-hours Cameras/ACS	\$165.00	2.0	\$330.00

Subtotal	\$1,213.00
Tax	\$0.00
Invoice Total	\$1,213.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,213.00



Invoice Ticket

Ticket Date	Tue 04-14-26 03:19 PM
Ticket #	12827
Subject	Ditek UPS Replacement

Ticket Issue

Initial Issue Tue 04-14-26 03:19 PM Mark Johnson	Need to replace battery backup for Maples with Ditek. She also requested we look at a loose exit button for the Orchids pool and the maglock at the main pool playground gate. Child tickets will be created for this.
--	--

Ticket Comments

Date	Comment
Note Thu 04-16-26 11:46 AM Jacob Macy	Installed new ups system
Initial Issue Tue 04-14-26 03:19 PM Mark Johnson	Need to replace battery backup for Maples with Ditek. She also requested we look at a loose exit button for the Orchids pool and the maglock at the main pool playground gate. Child tickets will be created for this.



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

Cooper Pools

844-766-5256

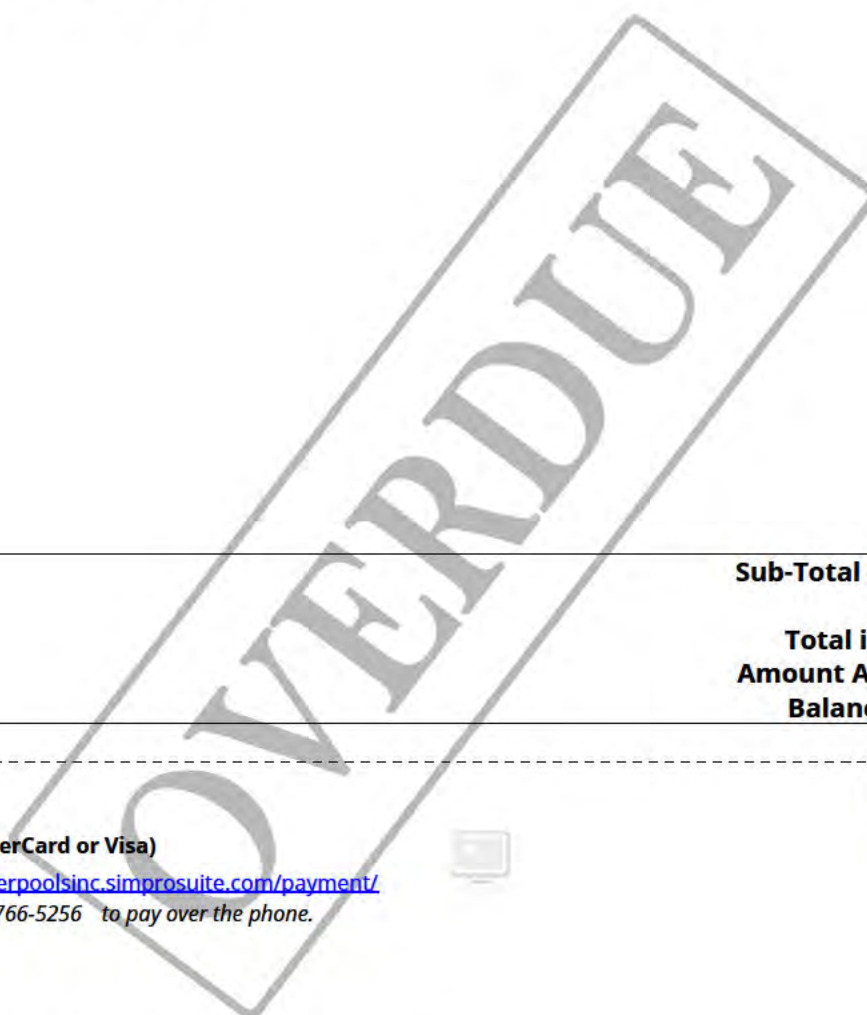
Cypress Creek CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/30/2026	\$3,126.23	03/31/2026

INVOICE NO. 630 - PROGRESS INVOICE NO. 2

Order No.:
 Quote No.: 538
 Job No.: 1096
 Site Address: 7154 Trent Creek Drive
 Greater Sun Center FL 33573

Install struts, flowmeter, filter grids, etc.



Sub-Total ex Tax	\$3,126.23
Tax	\$0.00
Total inc Tax	\$3,126.23
Amount Applied	\$0.00
Balance Due	\$3,126.23

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

Please call 844-766-5256 to pay over the phone.



INVOICE NO. 630

DUE DATE: 04/30/2026 AMOUNT DUE: \$3,126.23



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

Cooper Pools
844-766-5256

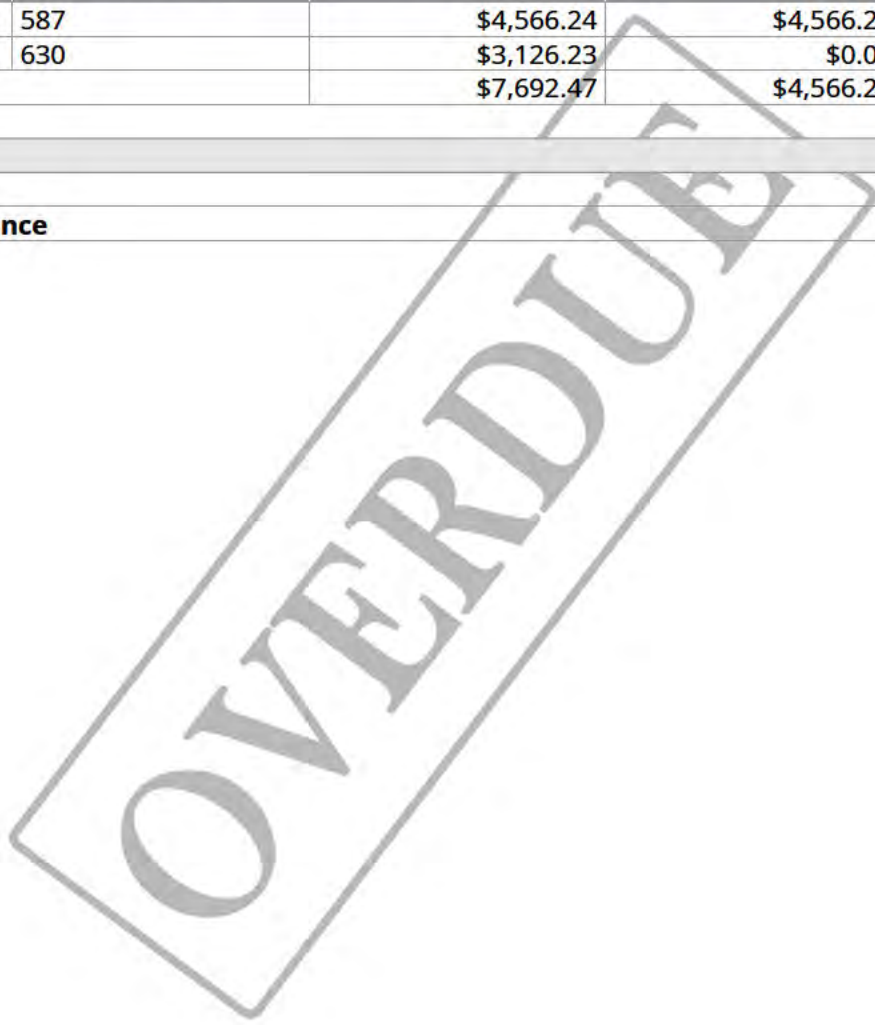
PLEASE PAY BY	AMOUNT	INVOICE DATE
04/30/2026	\$3,126.23	03/31/2026

INVOICE NO. 630 - PROGRESS INVOICE NO. 2

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$9,132.47	34.23	\$3,126.23	84.23	\$7,692.47
Total	\$9,132.47	34.23	\$3,126.23	84.23	\$7,692.47

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/18/2026	587	\$4,566.24	\$4,566.24	\$0.00
03/31/2026	630	\$3,126.23	\$0.00	\$3,126.23
Total		\$7,692.47	\$4,566.24	\$3,126.23

Contract Summary	
Claim to Date	\$7,692.47
Remaining Claim Balance	\$1,440.00





4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

Cooper Pools

844-766-5256

Cypress Creek CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/03/2026	\$1,206.00	04/03/2026

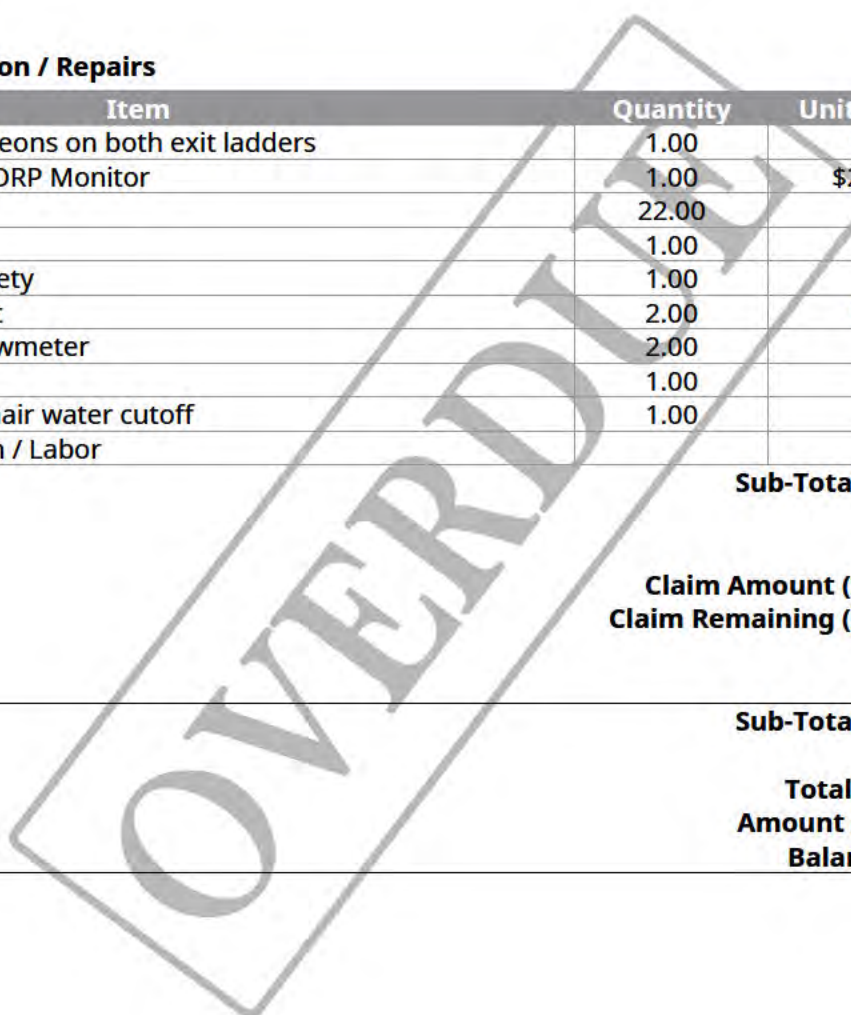
INVOICE NO. 645 - PROGRESS INVOICE NO. 2

Order No.:
Quote No.: 539
Job No.: 1098
Site Address: 10202 Carp Hollow Road
Greater Sun Center FL 33573

Walk Thru Inspection

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Reset Anchors, Escutcheons on both exit ladders	1.00	\$350.00	\$350.00
IPS M720 Single Head ORP Monitor	1.00	\$2,055.00	\$2,055.00
17 x 24 Filter Grids	22.00	\$50.00	\$1,100.00
135# Support Strut	1.00	\$75.00	\$75.00
135# support strut, safety	1.00	\$85.00	\$85.00
6" Push Pull Plunger Kit	2.00	\$137.50	\$275.00
4" Hose Clamps for Flowmeter	2.00	\$6.00	\$12.00
Stenner Injector	1.00	\$13.00	\$13.00
1" Ball Valve for ADA chair water cutoff	1.00	\$22.00	\$22.00
Commercial installation / Labor			\$625.00
Sub-Total ex Tax			\$4,612.00
Tax			\$0.00
Total			\$4,612.00
Claim Amount (26.15%)			\$1,206.00
Claim Remaining (23.85%)			\$1,100.00
Sub-Total ex Tax			\$1,206.00
Tax			\$0.00
Total inc Tax			\$1,206.00
Amount Applied			\$0.00
Balance Due			\$1,206.00





4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/03/2026	\$1,206.00	04/03/2026

INVOICE NO. 645 - PROGRESS INVOICE NO. 2



How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

Please call 844-766-5256 to pay over the phone.



INVOICE NO. 645

DUE DATE: 05/03/2026 AMOUNT DUE: \$1,206.00



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

Cooper Pools
844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/03/2026	\$1,206.00	04/03/2026

INVOICE NO. 645 - PROGRESS INVOICE NO. 2

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$4,612.00	26.15	\$1,206.00	76.15	\$3,512.00
Total	\$4,612.00	26.15	\$1,206.00	76.15	\$3,512.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/18/2026	589	\$2,306.00	\$2,306.00	\$0.00
04/03/2026	645	\$1,206.00	\$0.00	\$1,206.00
Total		\$3,512.00	\$2,306.00	\$1,206.00

Contract Summary	
Claim to Date	\$3,512.00
Remaining Claim Balance	\$1,100.00

OVERDUE



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

Cooper Pools

844-766-5256

Cypress Creek CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/14/2026	\$2,650.00	04/14/2026

INVOICE NO. 671 - FINAL INVOICE

Order No.:
Quote No.: 537
Job No.: 1097
Site Address: 9770 Mulberry Marsh Lane
 Greater Sun Center FL 33573

Walk Thru Inspection

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Depth Marker Tiles and Coping Reset (40') Includes Parts & Labor	1.00	\$1,090.00	\$1,090.00
6" Push Pull Plunger Repair Kits	2.00	\$137.50	\$275.00
Pool Vacuum Pressure Gauge	1.00	\$35.00	\$35.00
IPS M720 Single Head ORP Monitor	1.00	\$2,055.00	\$2,055.00
17 x 24 Filter Grids	17.00	\$50.00	\$850.00
Small Water Collection Pit Repair, move hinges (labor will be in labor line)	1.00	\$0.00	\$0.00
60# support struts, standard	2.00	\$60.00	\$120.00
Commercial installation / Labor			\$875.00
Sub-Total ex Tax			\$5,300.00
Tax			\$0.00
Total			\$5,300.00
Claim Amount (50.00%)			\$2,650.00
Claim Remaining (0.00%)			\$0.00

Sub-Total ex Tax	\$2,650.00
Tax	\$0.00
Total inc Tax	\$2,650.00
Amount Applied	\$0.00
Balance Due	\$2,650.00



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/14/2026	\$2,650.00	04/14/2026

INVOICE NO. 671 - FINAL INVOICE

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

Please call 844-766-5256 to pay over the phone.

INVOICE NO. 671

DUE DATE: 05/14/2026 AMOUNT DUE:



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/14/2026	\$2,650.00	04/14/2026

INVOICE NO. 671 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$5,300.00	50.00	\$2,650.00	100.00	\$5,300.00
Total	\$5,300.00	50.00	\$2,650.00	100.00	\$5,300.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/18/2026	588	\$2,650.00	\$2,650.00	\$0.00
04/14/2026	671	\$2,650.00	\$0.00	\$2,650.00
Total		\$5,300.00	\$2,650.00	\$2,650.00

Contract Summary	
Claim to Date	\$5,300.00
Remaining Claim Balance	



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

Cypress Creek CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/15/2026	\$1,440.00	04/15/2026

INVOICE NO. 678 - FINAL INVOICE

Order No.:
Quote No.: 538
Job No.: 1096
Site Address: 7154 Trent Creek Drive
Greater Sun Center FL 33573

Install struts, flowmeter, filter grids, etc.

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
6" Flowmeter	1.00	\$368.11	\$368.11
135# Support Struts	2.00	\$75.00	\$150.00
135# Support Struts Safety	2.00	\$85.00	\$170.00
60# support struts	2.00	\$60.00	\$120.00
150# support strut	1.00	\$80.00	\$80.00
150# support strut, safety	1.00	\$90.00	\$90.00
Struts mounting bracket	4.00	\$25.00	\$100.00
EQ500 Strainer Pot Lid Oring	1.00	\$45.00	\$45.00
IPS M820 dual head ORP monitor	1.00	\$2,344.36	\$2,344.36
17x24 Filter Grids	57.00	\$50.00	\$2,850.00
Commercial installation / Labor			\$1,375.00
Sub-Total ex Tax			\$9,132.47
Tax			\$0.00
Total			\$9,132.47
Claim Amount (15.77%)			\$1,440.00
Claim Remaining (0.00%)			\$0.00

Sub-Total ex Tax	\$1,440.00
Tax	\$0.00
Total inc Tax	\$1,440.00
Amount Applied	\$0.00
Balance Due	\$1,440.00



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/15/2026	\$1,440.00	04/15/2026

INVOICE NO. 678 - FINAL INVOICE

How To Pay



Credit Card (MasterCard or Visa)

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INVOICE NO. 678

DUE DATE: 05/15/2026 **AMOUNT DUE:**



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/15/2026	\$1,440.00	04/15/2026

INVOICE NO. 678 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$9,132.47	15.77	\$1,440.00	100.00	\$9,132.47
Total	\$9,132.47	15.77	\$1,440.00	100.00	\$9,132.47

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/18/2026	587	\$4,566.24	\$4,566.24	\$0.00
03/31/2026	630	\$3,126.23	\$3,126.23	\$0.00
04/15/2026	678	\$1,440.00	\$0.00	\$1,440.00
Total		\$9,132.47	\$7,692.47	\$1,440.00

Contract Summary	
Claim to Date	\$9,132.47
Remaining Claim Balance	

PRO FORMA INVOICE

109512-01-01 • 05/05/2026



Fitness Equipment Replacements

Customer:

Cypress Creek CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
United States

Ship to Zip: 33525

Prepared for:

Mark Isley
Phone: 813-514-0400
MIsley@rizzetta.com

Prepared by:

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

Quantity	Part #	Description	Unit Price	Amount
7	209075	GameTime - Captain'S Chair Pad	\$422.00	\$2,954.00
6	812052	GameTime - 3/8X3/4"Pin-In Bhsc W/Pat	\$1.84	\$11.04
6	817334	GameTime - 3/8 Lockwasher	\$0.27	\$1.62
6	817410	GameTime - 3/8 Flat Washer	\$0.24	\$1.44
6	804804	GameTime - H38Brn 3/8" Barrel Nut	\$6.03	\$36.18

Sub Total \$3,004.28

Estimated Freight \$51.52

Grand Total \$3,055.80

Prepared by: Jordan Kozak | Customer Service

☎ 800-432-0162 ext. 102 ✉ jordan.kozak@gametime.com

GameTime requires a **minimum deposit of 100% (\$3,055.80)** at time of order. An additional cash discount may be available when payment is made in full at the time of order.

Orders from **governmental agencies, school districts, municipalities, and other public entities** may be accepted with a purchase order, signed quotation, or written authorization. Payment terms are Net 30 unless otherwise stated. Deposit requirements may apply for **custom or made-to-order products**, including Landmark Designs items.

When installation is included as a **turn-key project**, payment for installation-related work is due **upon completion and acceptance of the work**, unless otherwise stated. For larger or extended projects, **progress invoices may be issued** based on work completed or materials delivered to the site. GameTime reserves the right to invoice for **materials manufactured, shipped, or received on site**.

PRO FORMA INVOICE

109512-01-01 • 05/05/2026



A PLAYCORE Company

Billing Information

📄 (bill to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Shipping Information

📄 (ship to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Sales Tax Exemption Certificate Number # : _____ Please provide a verifiable certificate

Quote Validity : Pricing is firm for 60 days from the date of quotation unless otherwise stated.

Pricing Basis : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.

Exclusions : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.

Shipping Terms : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.

Taxes : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.

Production & Shipment : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

Acceptance of quotation:

Accepted By (name): _____

Signature: _____

Title: _____

E-Mail: _____

P.O. No: _____

Date: _____

Phone: _____

Purchase Amount: **\$3,055.80**

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.: 1324
Terms: Net 30
Invoice date: 04/08/2026
Due date: 05/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Landscape Maintenance Essential Services	April 2026 landscape maintenance essential services	1	\$28,666.67	\$28,666.67

Total **\$28,666.67**

Ways to pay



[View and pay](#)

INVOICE

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

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



Bill to

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

Invoice details

Invoice no.: 1329
Terms: Due on receipt
Invoice date: 05/08/2026
Due date: 05/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Palms above 15' at Orchid pool	9 palms trimmed in April at orchid pool @ \$50 ea	1	\$450.00	\$450.00

Total \$450.00

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.: 1330
Terms: Due on receipt
Invoice date: 05/08/2026
Due date: 05/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Emergency Crape Myrtle hit by car along blvd	Crape removed, root ball cut down, top soil spread over top	1	\$350.00	\$350.00

Total **\$350.00**

Ways to pay



[View and pay](#)



Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	04/23/2026	05/14/2026

Summary of Account Charges

Previous Balance	\$664.57
Net Payments - Thank You	\$-664.57
Total Account Charges	\$677.54

AMOUNT DUE	\$677.54
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Important Message

This account has ACH payment method
Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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



<u>ELECTRONIC PAYMENTS BY CHECK OR</u>			
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

138 0

DUE DATE	05/14/2026
Auto Pay Scheduled DO NOT PAY	



0043959000001 00000677542

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:

Billing/Account Questions
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



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

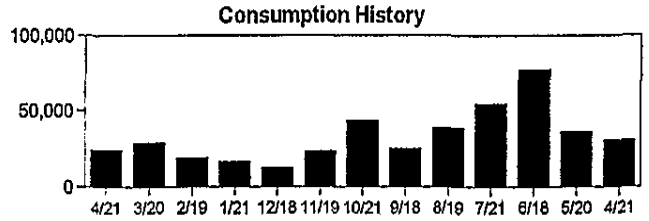
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	04/23/2026	05/14/2026

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	03/20/2026	55633	04/21/2026	55858	22500 GAL	ACTUAL	WATER
53609528	03/20/2026	17865	04/21/2026	17881	1600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$72.78
Water Base Charge	\$128.33
Water Usage Charge	\$26.99
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$11.31
Total Service Address Charges	\$300.83



Hillsborough County Florida

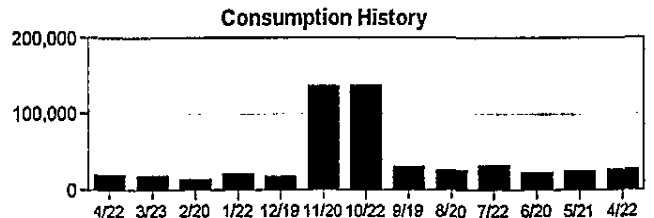
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	04/23/2026	05/14/2026

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	03/23/2026	31344	04/22/2026	31551	20700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$62.51
Water Base Charge	\$35.58
Water Usage Charge	\$38.15
Sewer Base Charge	\$87.58
Sewer Usage Charge	\$146.35
Total Service Address Charges	\$376.71





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD	6932917329	04/23/2026	05/14/2026

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	03/23/2026	4076	04/22/2026	4141	6500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$19.63
Water Base Charge	\$22.68
Water Usage Charge	\$7.28
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$45.96

Summary of Account Charges

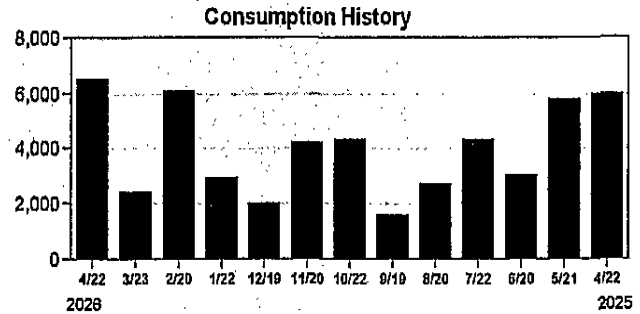
Previous Balance	\$111.01
Net Payments - Thank You	\$-111.01
Total Account Charges	\$156.97
AMOUNT DUE	\$156.97

Important Message

This account has ACH payment method
Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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.



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

2,6710

DUE DATE	05/14/2026
Auto Pay Scheduled DO NOT PAY	



0069329173293 00000156976

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:

Billing/Account Questions
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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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.

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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
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice #: 70181269
Account #: 9483891
Dated: Apr 28, 2026

Invoice

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



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

Invoice #: 70200308
Account #: 9483891
Dated: Apr 28, 2026

Invoice

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



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

Invoice #: 70249960
Account #: 9483891
Dated: Apr 28, 2026

Invoice

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



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

Invoice #: 70674810
Account #: 9483891
Dated: May 20, 2026

Invoice

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



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

Invoice #: 70708668
Account #: 9483891
Dated: May 20, 2026

Invoice

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



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

Invoice #: 70779431
Account #: 9483891
Dated: May 20, 2026

Invoice

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

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 **04-01-2026 - 05-01-2026**
Date Created **05-01-2026**
Due Date **05-27-2026**

INVOICE 4321-3020-260501-8-3218777

Description	Quantity	Rate	Amount
May 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 COUNSELLORS AT LAW

INVOICE

Invoice # 6961
Date: 05/04/2026
Due On: 06/04/2026

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	+ \$2,807.94)- (\$0.00	\$2,807.94

CypressCreek

District Attorney Services

Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	04/01/2026	Follow-up on action items from 3/31 CDD meeting.	0.25	\$338.00	\$84.50
Service	AHC	04/08/2026	Exchange e-mails with Manager and EGIS re: trip/fall demand.	0.25	\$338.00	\$84.50
Service	AHC	04/09/2026	Tele-conv. with District Manager re: landscape contract issues.	0.25	\$338.00	\$84.50
Service	AHC	04/14/2026	Initial review of agenda package for 4/21 CDD meeting.	0.25	\$338.00	\$84.50
Service	AHC	04/20/2026	Review Getz Agreement and continued review of agenda items for 4/21 CDD meeting.	0.25	\$338.00	\$84.50
Service	KA	04/21/2026	Prepare to attend the Cypress Creek Board of Supervisors Meeting and attend the meeting virtually.	2.00	\$338.00	\$676.00
Service	KA	04/22/2026	Draft termination letter with Getz, and email letter to Attorney Lewis for revision or comments.	0.25	\$338.00	\$84.50

Service	KA	04/22/2026	Review COI for United Restoration Services LLC as provided by District Manager.	0.25	\$338.00	\$84.50
Service	DPL	04/22/2026	Review, print, and mail the Getz termination letter.	0.25	\$338.00	\$84.50
Service	AHC	04/27/2026	Review meeting summary and follow-up on action items.	0.25	\$338.00	\$84.50
Service	AHC	04/29/2026	Confer with associate counsel re: Solitude contract. Review and revise draft default notice to Solitude for mailing certified and regular mail.	0.50	\$338.00	\$169.00
Service	KA	04/29/2026	Email District Manager about obtaining contract with lake management company. Receive contract. Review contract. Discuss issues of the contract with Attorney Cohen. Draft default letter to Solitude. Email default letter to Attorney Cohen for review, revision, and comments.	2.50	\$338.00	\$845.00
Service	KA	04/30/2026	Review proposal submitted by Pine Lake. Start the draft of a month to month agreement for landscape and maintenance services while Cypress Creek going for RFP.	1.00	\$338.00	\$338.00
Services Subtotal						\$2,788.50

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	04/22/2026	certified mail: Getz Outdoor Services, LLC: certified mail	1.00	\$9.00	\$9.00
Expense	04/30/2026	certified mail: Default ltr to Solitude	1.00	\$10.44	\$10.44
Expenses Subtotal					\$19.44
Subtotal					\$2,807.94
Total					\$2,807.94

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6961	06/04/2026	\$2,807.94	\$0.00	\$2,807.94
Outstanding Balance				\$2,807.94
Total Amount Outstanding				\$2,807.94

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 #
5/2/2026	INV0000109214

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
May	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 #
5/1/2026	INV0000109317

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
Enumerate (Community App)	403.80	\$1.00	\$403.80
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	50.40	\$1.00	\$50.40
Subtotal			\$504.20
Total			\$504.20

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

Invoice

Date	Invoice #
5/8/2026	INV0000109345

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,250.00	\$1,250.00
Personnel Reimbursement	1.00	\$10,412.13	\$10,412.13
Subtotal			\$11,662.13
Total			\$11,662.13

Amenities
Employee Expenses
5/08/2026

Cypress
Creek CDD

Employee Expenses

Salaries - Amenity Management	\$7,485.96
Payroll Taxes	565.17
Insurance	588.01
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses - Payroll Fees	1,679.31
Payroll Expenses - Work Comp	93.68
Total Employee Expenses	10,412.13

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

Invoice

Date	Invoice #
5/22/2026	INV0000109744

Bill To:

Cypress Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$11,367.36	\$11,367.36
Subtotal			\$11,367.36
Total			\$11,367.36

Amenities
Employee Expenses
5/22/2026

Cypress
Creek CDD

Employee Expenses

Salaries - Amenity Management	\$8,200.61
Payroll Taxes	620.76
Insurance	588.01
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses - Payroll Fees	1,855.36
Payroll Expenses - Work Comp	102.62
Total Employee Expenses	11,367.36

5/19/2026 11:40 AM



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 #
	05/01/2026	21664	05/31/2026	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!



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_161284
 Invoice Date: 2026-05-01
 Due Date: 2026-05-16
 Terms: NET15
 Customer ID: 94644
 Customer PO:

Amount Due: \$12,018.53
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
2026-05-01-2026-05-31	Roving Patrol Tours - Cypress Patrol : Service Location: Cypress Creek of Hillsborough CDD	45	\$34.50	\$1,552.50
2026-05-01-2026-05-31	Roving Patrol Tours - Cypress Patrol - Holiday : Service Location: Cypress Creek of Hillsborough CDD	5	\$51.75	\$258.75
2026-05-01-2026-05-31	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	240	\$37.41	\$8,978.40
2026-05-01-2026-05-31	Dedicated Security Officer - Extra Job School bus : : Service Location: Cypress Creek of Hillsborough CDD	32.5	\$24.00	\$780.00
2026-05-01-2026-05-31	Dedicated Security Officer - - Holiday : : Service Location: Cypress Creek of Hillsborough CDD	8	\$56.11	\$448.88

Subtotal	\$12,018.53
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$12,018.53



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI261810
 Invoice Date: 5/2/2026

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 5/2/2026
 Due Date 6/1/2026
 Terms Net 30

Customer ID 7501
 P.O. Number
 P.O. Date 5/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2026 - 5/31/2026 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

Summit Fire & Security LLC
9220 Palm River Rd
Suite 103
Tampa, FL 33619-4476
Tel: (813) 513-9331
Fax:



Invoice

Bill to: Cypress Creek CDD
3434 COLWELL AVE STE 200
Tampa, FL 33614-8390

Date: 04/27/2026
Invoice No: 4048032
WO#: 05915614

Service at: Cypress Creek Clubhouse - Mulberry Marsh
9770 MULBERRY MARSH LN
Sun City Center, FL 33573-0227

Terms: Net 30
WO Completed: 04/27/2026

Customer ID: 40757327

Reference WO#:

PO Number:

Description	Quantity	Unit Price	Amount
Fire Extinguisher Inspection - Annual Annual fire extinguisher inspection	1.0	\$15.00	\$15.00
10 LB Dry Chemical Extinguisher 6-Yr Maintenance 10lb 6yr swap	1.0	\$62.00	\$62.00
Truck Charge	1.0	\$75.00	\$75.00
Temporary Fuel Surcharge	1.0	\$7.45	\$7.45

PLEASE NOTE NEW REMITTANCE ADDRESS

To Pay by Check or Credit Card
(866) 868-8198

Check Payments:
Summit Fire & Security LLC
PO Box 855227
Minneapolis, MN 55485-5227

PAY ONLINE:
<https://summitfiresecurity.com/>

Please send inquiries / remittance to:
ar-sfs@summitfiresecurity.com

Subtotal:	\$159.45
Sales Tax:	\$4.65
Total Invoice:	\$164.10
Collected Onsite:	
Balance Due:	\$164.10

Cust: 40757327

Inv: 4048032

**Please reference the above noted
Customer ID and Invoice Number
on your remittance.**

Did you know? Summit Fire & Security offers inspection, testing, maintenance, and installation for sprinklers, extinguishers, kitchen hoods, fire alarms, security systems, access control, monitoring, and nurse call systems. Your one solution for all fire protection and life safety needs. Contact your local branch today.

Summit Fire & Security LLC
 9220 Palm River Rd
 Suite 103
 Tampa, FL 33619-4476
 Tel: (813) 513-9331
 Fax:



Invoice



1oz - #10 - Q20008 - 419 - 556 - F1 P561 - 00064
 CYPRESS CREEK CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Date: 04/27/2026

Invoice No: 4048042

WO#: 05915609



1oz - #10 - Q20008
 419 - 556 - F1 P561

Service at: Cypress Creek Clubhouse - Trent Creek
 7154 TRENT CREEK DR
 Sun City Center, FL 33573-0308

Terms: Net 30
 WO Completed: 04/27/2026

Customer ID: 40757327

Reference WO#:

PO Number:

Description	Quantity	Unit Price	Amount
Fire Extinguisher Inspection - Annual Annual fire extinguisher	1.0	\$15.00	\$15.00
Truck Charge	1.0	\$75.00	\$75.00
Temporary Fuel Surcharge	1.0	\$7.45	\$7.45

PLEASE NOTE NEW REMITTANCE ADDRESS
 To Pay by Check or Credit Card
 (866) 868-8198

Check Payments:
 Summit Fire & Security LLC
 PO Box 855227
 Minneapolis, MN 55485-5227

PAY ONLINE:
<https://summitfiresecurity.com/>

Please send inquiries / remittance to:
ar-sfs@summitfiresecurity.com

Subtotal:	\$97.45
Sales Tax:	\$0.00
Total Invoice:	\$97.45
Collected Onsite:	
Balance Due:	\$97.45

Cust: 40757327 Inv: 4048042

Please reference the above noted
 Customer ID and Invoice Number
 on your remittance.

Did you know? Summit Fire & Security offers inspection, testing, maintenance, and installation for sprinklers, extinguishers, kitchen hoods, fire alarms, security systems, access control, monitoring, and nurse call systems. Your one solution for all fire protection and life safety needs. Contact your local branch today.

Summit Fire & Security LLC
9220 Palm River Rd
Suite 103
Tampa, FL 33619-4476
Tel: (813) 513-9331
Fax:



Invoice

Bill to: Cypress Creek CDD
3434 COLWELL AVE STE 200
Tampa, FL 33614-8390

Date: 04/28/2026
Invoice No: 4052518
WO#: 05918633

Service at: Cypress Creek Clubhouse - Trent Creek
7154 TRENT CREEK DR
Sun City Center, FL 33573-0308

Terms: Net 30
WO Completed: 04/28/2026

Customer ID: 40757327

Reference WO#:

PO Number:

Description	Quantity	Unit Price	Amount
Fire Extinguisher Inspection - Annual	1.0	\$15.00	\$15.00
Truck Charge	1.0	\$75.00	\$75.00
Temporary Fuel Surcharge	1.0	\$7.45	\$7.45

PLEASE NOTE NEW REMITTANCE ADDRESS

To Pay by Check or Credit Card
(866) 868-8198

Check Payments:
Summit Fire & Security LLC
PO Box 855227
Minneapolis, MN 55485-5227

PAY ONLINE:
<https://summitfiresecurity.com/>

Please send inquiries / remittance to:
ar-sfs@summitfiresecurity.com

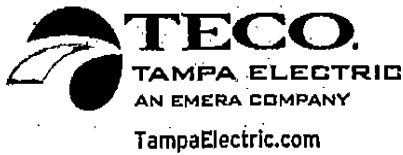
Subtotal:	\$97.45
Sales Tax:	\$0.00
Total Invoice:	\$97.45
Collected Onsite:	
Balance Due:	\$97.45

Cust: 40757327

Inv: 4052518

**Please reference the above noted
Customer ID and Invoice Number
on your remittance.**

Did you know? Summit Fire & Security offers inspection, testing, maintenance, and installation for sprinklers, extinguishers, kitchen hoods, fire alarms, security systems, access control, monitoring, and nurse call systems. Your one solution for all fire protection and life safety needs. Contact your local branch today.



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

Statement Date: May 07, 2026

Amount Due: \$22.03

Due Date: May 28, 2026
 Account #: 211003933580

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$73.57
Payment(s) Received Since Last Statement	-\$73.57
Current Month's Charges	\$22.03
Amount Due by May 28, 2026	\$22.03

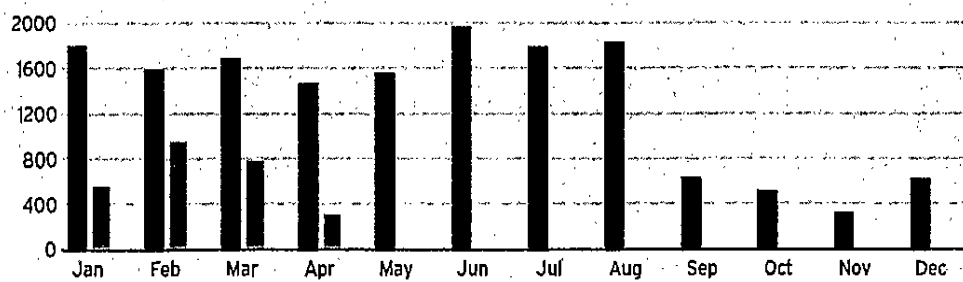
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

0000007-0000170-Page 99 of 46


Monthly Usage (kWh)



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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety



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

Account #: 211003933580
 Due Date: May 28, 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:	\$22.03
Payment Amount: \$	_____

625458721897
 Your account will be drafted on May 28, 2026

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

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

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



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

Account #: 211003933580
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Meter Location: Irrigation

Service Period: Apr 02, 2026 - May 01, 2026

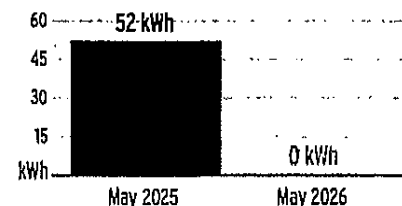
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000496669	05/01/2026	43,843	43,843	0 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.31
State Tax		\$1.72
Total Electric Cost, Local Fees and Taxes		\$22.03

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges

\$22.03

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.

00000007-0000170-Page 40 of 45

If you're struggling with your energy bill, help is available.



TAMPA ELECTRIC PROGRAMS

We're committed to helping you stay connected.

- **Payment arrangements** - If you're struggling to meet your due date, you may qualify
- **TECO Share program** - Helps pay energy bills for customers facing a temporary crisis
- **Energy-saving programs** - We offer dozens of options to help lower your bill



COMMUNITY SUPPORT PROGRAMS

These programs may be able to assist.

- **LIHEAP** - See if you qualify for energy bill support by visiting the Low-Income Home Energy Assistance Program website on weekdays from 9 a.m. to 5 p.m.
- **EHEAP** - Emergency Home Energy Assistance Program may be available if someone in your home is 60 or older
- **Florida 211** - Provides local support for needs such as food, housing and medical services

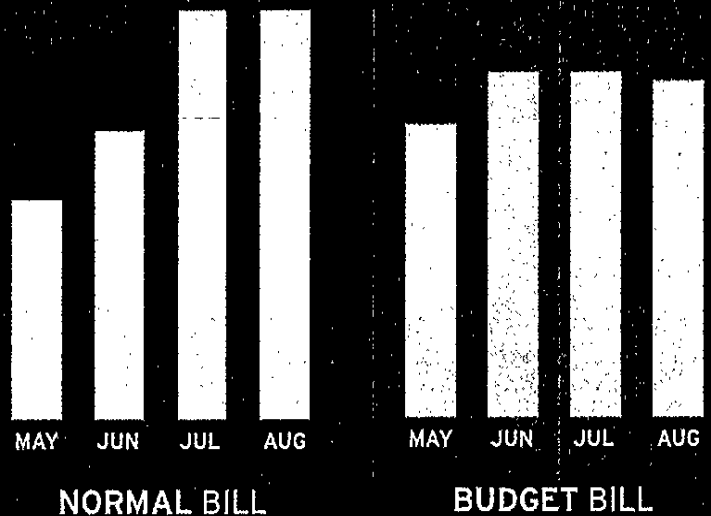


Learn more at TampaElectric.com/PayAssist.



Get a STEADIER MONTHLY PAYMENT

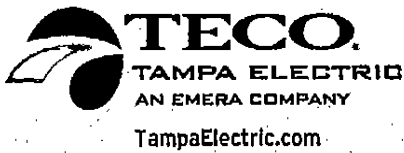
With **Budget Billing**, avoid hot-weather bill spikes and pay a more predictable monthly amount based on your 12-month average.



Learn more at TampaElectric.com/BudgetBilling.



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

Statement Date: May 07, 2026

Amount Due: \$52.32

Due Date: May 28, 2026
 Account #: 211003933838

DO NOT PAY. Your account will be drafted on May 28, 2026

Your Energy Insight

- Your average daily kWh used was **1400% higher** than the same period last year.
- Your average daily kWh used was **81.25% lower** than it was in your previous period.

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$182.88
Payment(s) Received Since Last Statement	-\$182.88
Current Month's Charges	\$52.32
Amount Due by May 28, 2026	\$52.32

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



Scan here to view your account online.

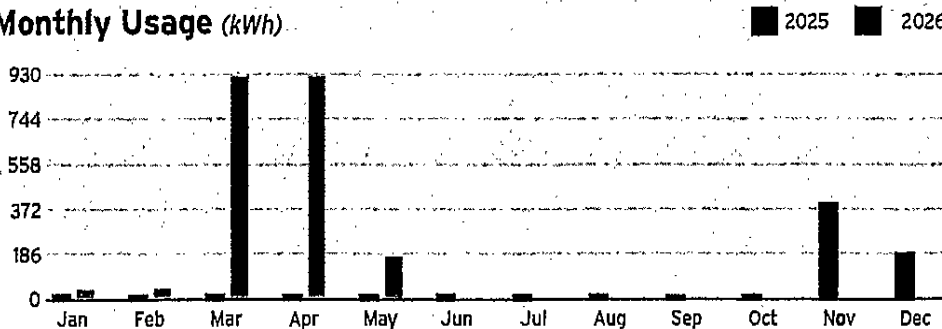
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 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: \$52.32

Payment Amount: \$ _____

625458721898

Your account will be drafted on May 28, 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: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Meter Location: Irrigation

Service Period: Apr 02, 2026 - May 01, 2026

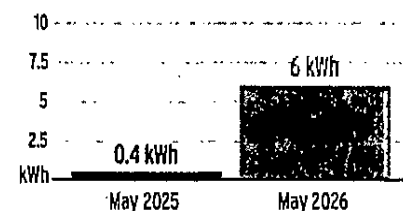
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496670	05/01/2026	28,674	28,502		172 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	172 kWh @ \$0.09202/kWh	\$15.83
Fuel Charge	172 kWh @ \$0.03516/kWh	\$6.05
Storm Protection Charge	172 kWh @ \$0.00568/kWh	\$0.98
Clean Energy Transition Mechanism	172 kWh @ \$0.00418/kWh	\$0.72
Storm Surcharge	172 kWh @ \$0.02121/kWh	\$3.65
Florida Gross Receipt Tax		\$1.21
Electric Service Cost		\$48.24
State Tax		\$4.08
Total Electric Cost, Local Fees and Taxes		\$52.32

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$52.32

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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**
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.

If you're struggling with your energy bill, help is available.



TAMPA ELECTRIC PROGRAMS

We're committed to helping you stay connected.

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COMMUNITY SUPPORT PROGRAMS

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- **EHEAP** - Emergency Home Energy Assistance Program may be available if someone in your home is 60 or older
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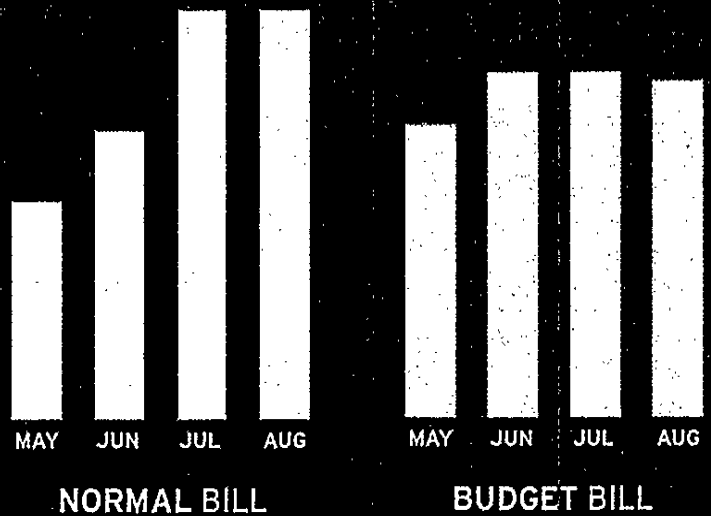


Learn more at TampaElectric.com/PayAssist.



Get a STEADIER MONTHLY PAYMENT

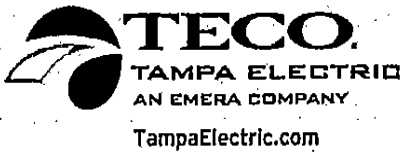
With Budget Billing, avoid hot-weather bill spikes and pay a more predictable monthly amount based on your 12-month average.



Learn more at TampaElectric.com/BudgetBilling.



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

Statement Date: May 07, 2026

Amount Due: \$49.49

Due Date: May 28, 2026
 Account #: 211003934034

DO NOT PAY. Your account will be drafted on May 28, 2026

Your Energy Insight

Your average daily kWh used was 50% lower than the same period last year.

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$21.46
Payment(s) Received Since Last Statement	-\$21.46
Current Month's Charges	\$49.49
Amount Due by May 28, 2026	\$49.49

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



Scan here to view your account online.

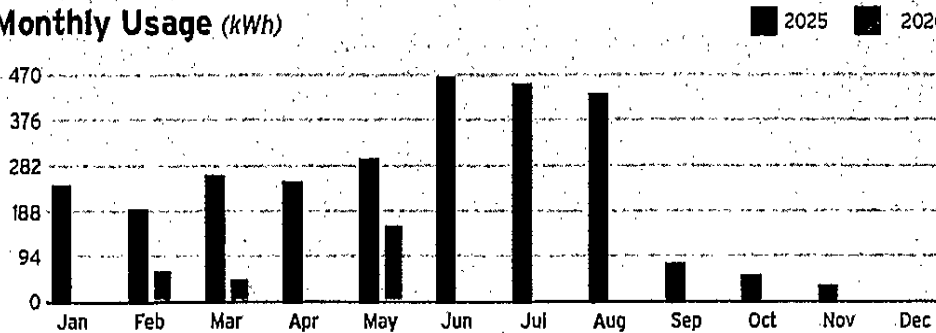
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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

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



Account #: 211003934034

Due Date: May 28, 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: \$49.49

Payment Amount: \$ _____

625458721899

Your account will be drafted on May 28, 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:
15441 CYPRESS CREEK BLVD
RUSKIN, FL 33573-0000

Account #: 211003934034
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Meter Location: Irrigation

Service Period: Apr 02, 2026 - May 01, 2026

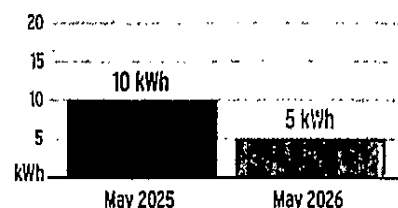
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496672	05/01/2026	34,726	34,570		156 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	156 kWh @ \$0.09202/kWh	\$14.36
Fuel Charge	156 kWh @ \$0.03516/kWh	\$5.48
Storm Protection Charge	156 kWh @ \$0.00568/kWh	\$0.89
Clean Energy Transition Mechanism	156 kWh @ \$0.00418/kWh	\$0.65
Storm Surcharge	156 kWh @ \$0.02121/kWh	\$3.31
Florida Gross Receipt Tax		\$1.14
Electric Service Cost		\$45.63
State Tax		\$3.86
Total Electric Cost, Local Fees and Taxes		\$49.49

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$49.49

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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:
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P.O. Box 31318
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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: 7-11
- Power Outage: 877-588-1010
- Energy-Saving Programs: 813-275-3909

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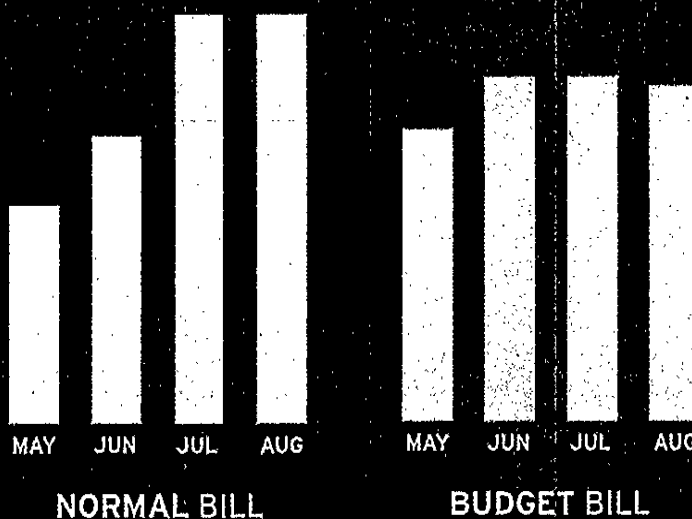
Learn more at TampaElectric.com/PayAssist.



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Get a **STEADIER MONTHLY PAYMENT**

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Learn more at TampaElectric.com/BudgetBilling.





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

Statement Date: May 07, 2026

Amount Due: \$78.70

Due Date: May 28, 2026

Account #: 211003934265

DO NOT PAY. Your account will be drafted on May 28, 2026

Your Energy Insight

Your average daily kWh used was 35.29% lower than the same period last year.

Your average daily kWh used was 1275% higher than it was in your previous period.



Scan here to view your account online.

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Account Summary

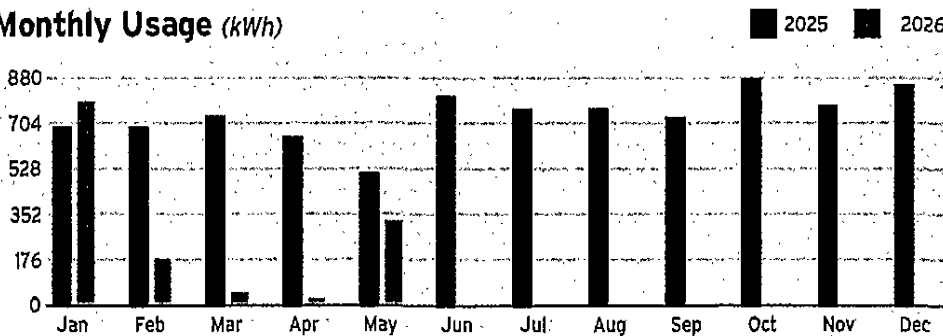
Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due	\$25.52
Payment(s) Received Since Last Statement	-\$25.52
Current Month's Charges	\$78.70

Amount Due by May 28, 2026 \$78.70

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

Monthly Usage (kWh)



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

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



Account #: 211003934265

Due Date: May 28, 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: \$78.70

Payment Amount: \$ _____

625458721900

Your account will be drafted on May 28, 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: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

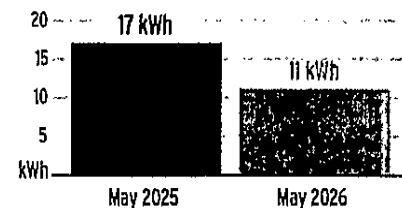
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000595500	05/01/2026	49,592	49,270		322 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	322 kWh @ \$0.09202/kWh	\$29.63
Fuel Charge	322 kWh @ \$0.03516/kWh	\$11.32
Storm Protection Charge	322 kWh @ \$0.00568/kWh	\$1.83
Clean Energy Transition Mechanism	322 kWh @ \$0.00418/kWh	\$1.35
Storm Surcharge	322 kWh @ \$0.02121/kWh	\$6.83
Florida Gross Receipt Tax		\$1.81
Electric Service Cost		\$72.57
State Tax		\$6.13
Total Electric Cost, Local Fees and Taxes		\$78.70

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$78.70

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Ways To Pay Your Bill

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- Mail A Check**
Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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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:**
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P.O. Box 111
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Contact Us

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

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

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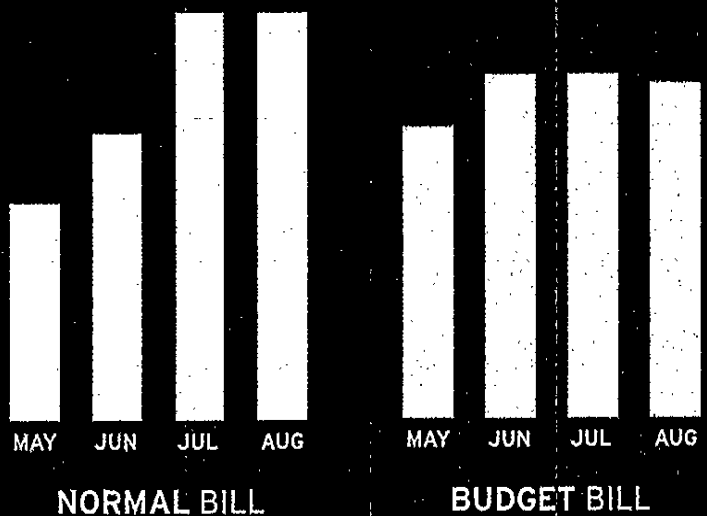


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CYPRESS CREEK OF HILLSBOROUGH CDD
 CYPRESS CREEK OF HILLSBO; C/O DPFG
 7154 TRENT CREEK DR
 RUSKIN, FL 33573-0000

Statement Date: May 07, 2026

Amount Due: \$862.16

Due Date: May 28, 2026
 Account #: 211003934406

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$844.19
Payment(s) Received Since Last Statement	-\$844.19
Current Month's Charges	\$862.16
Amount Due by May 28, 2026	\$862.16

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

Your Energy Insight

- Your average daily kWh used was 4.56% lower than the same period last year.
- Your peak billing demand was 0% higher than the same period last year.



Scan here to view your account online.

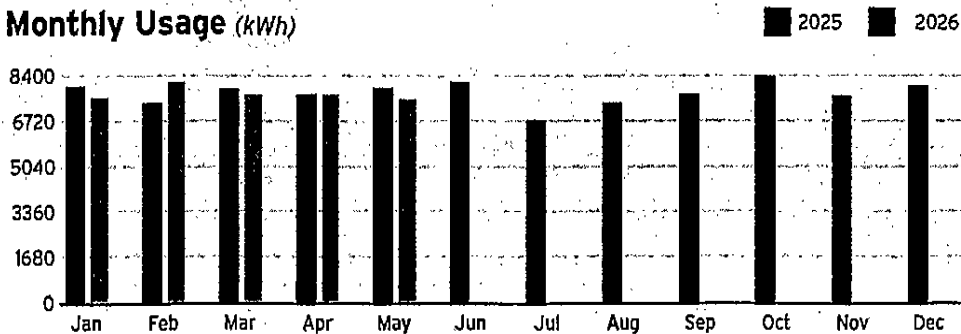
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 2026

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

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

Amount Due: \$862.16

Payment Amount: \$ _____

625458721901

Your account will be drafted on May 28, 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 #: 211003934406
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

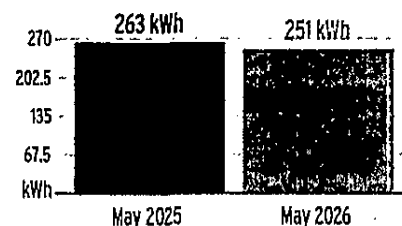
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000851617	05/01/2026	47,177	39,653	7,524 kWh	1	30 Days
1000851617	05/01/2026	13.69	0	13.69 kW	1	30 Days

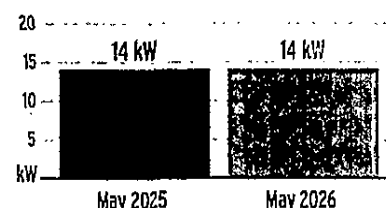
Charge Details

Charge Description	Rate	Amount
Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	14 kW @ \$19.06000/kW	\$266.84
Energy Charge	7,524 kWh @ \$0.00815/kWh	\$61.32
Fuel Charge	7,524 kWh @ \$0.03516/kWh	\$264.54
Capacity Charge	14 kW @ \$0.72000/kW	\$10.08
Storm Protection Charge	14 kW @ \$2.02000/kW	\$28.28
Energy Conservation Charge	14 kW @ \$0.79000/kW	\$11.06
Environmental Cost Recovery	7,524 kWh @ \$0.00072/kWh	\$5.42
Clean Energy Transition Mechanism	14 kW @ \$1.15000/kW	\$16.10
Storm Surcharge	7,524 kWh @ \$0.01035/kWh	\$77.87
Florida Gross Receipt Tax		\$19.87
Electric Service Cost		\$794.98
State Tax		\$67.18
Total Electric Cost, Local Fees and Taxes		\$862.16

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 \$862.16

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

Account #: 211003934406
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.



Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

If you're struggling with your energy bill, *help is available.*



TAMPA ELECTRIC PROGRAMS

We're committed to helping you stay connected.

- **Payment arrangements** - If you're struggling to meet your due date, you may qualify
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COMMUNITY SUPPORT PROGRAMS

These programs may be able to assist.

- **LIHEAP** - See if you qualify for energy bill support by visiting the Low-Income Home Energy Assistance Program website on weekdays from 9 a.m. to 5 p.m.
- **EHEAP** - Emergency Home Energy Assistance Program may be available if someone in your home is 60 or older
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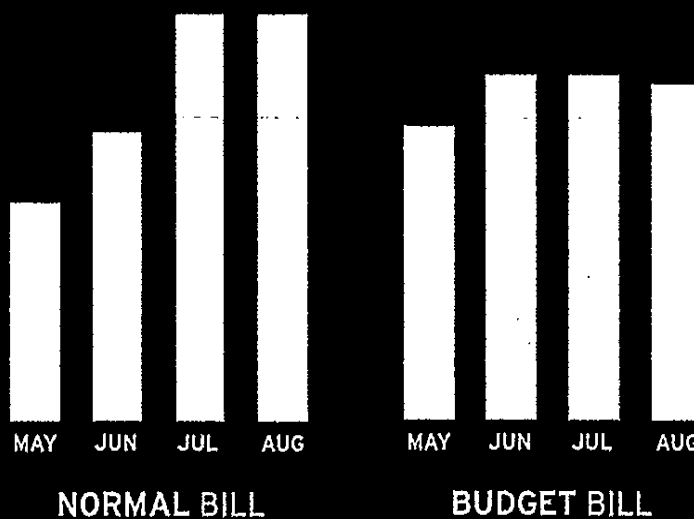
Learn more at TampaElectric.com/PayAssist.



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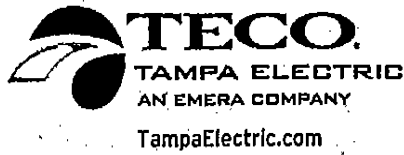
Get a **STEADIER MONTHLY PAYMENT**

With Budget Billing, avoid hot-weather bill spikes and pay a more predictable monthly amount based on your 12-month average.



Learn more at TampaElectric.com/BudgetBilling.





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

Statement Date: May 07, 2026

Amount Due: \$2,032.85

Due Date: May 28, 2026
Account #: 211003934620

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 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 May 28, 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.

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 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: \$ _____

625458721902

Your account will be drafted on May 28, 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: May 07, 2026
Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

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

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$2,032.85

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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**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
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- Mail A Check**
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P.O. Box 31318
Tampa, FL 33631-3318
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P.O. Box 111
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Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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- **EHEAP** - Emergency Home Energy Assistance Program may be available if someone in your home is 60 or older.
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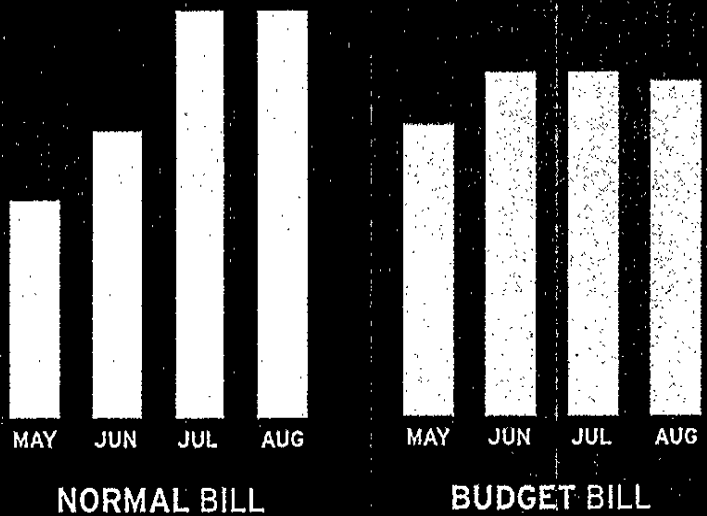
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STEADIER MONTHLY PAYMENT

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

Statement Date: April 29, 2026

Amount Due: \$12,434.99

Due Date: May 20, 2026
 Account #: 211003934828

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

Account Summary

Current Service Period: March 25, 2026 - April 23, 2026

Previous Amount Due	\$12,435.74
Payment(s) Received Since Last Statement	-\$12,435.74
Current Month's Charges	\$12,434.99

Amount Due by May 20, 2026 \$12,434.99

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 #: 211003934828
 Due Date: May 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: \$12,434.99

Payment Amount: \$ _____

689655918985

Your account will be drafted on May 20, 2026

00000393 FTECO104292622231810 00000 01 00000000 393 004
 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.

00000393-0000854-Page 1 of 8





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

Account #: 211003934828
Statement Date: April 29, 2026
Charges Due: May 20, 2026

Service Period: Mar 25, 2026 - Apr 23, 2026

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	6344 kWh @ \$0.03411/kWh		\$216.39
Fixture & Maintenance Charge	268 Fixtures		\$5407.31
Lighting Pole / Wire	270 Poles		\$5673.24
Lighting Fuel Charge	6344 kWh @ \$0.03452/kWh		\$218.99
Storm Protection Charge	6344 kWh @ \$0.00574/kWh		\$36.41
Clean Energy Transition Mechanism	6344 kWh @ \$0.00043/kWh		\$2.73
Storm Surcharge	6344 kWh @ \$0.01230/kWh		\$78.03
Florida Gross Receipt Tax			\$14.17
State Tax			\$787.72
Lighting Charges			\$12,434.99

Total Current Month's Charges \$12,434.99

0000330-0000954-Page 2 of 8

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

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

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

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

Contact Us

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

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

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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



00000393-0000855-Page 3 of 8

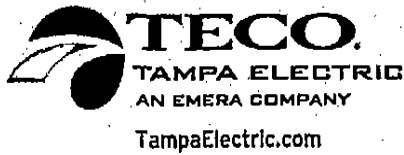
DOGGONE IT!

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
4770 NE 19 AVE
RUSKIN, FL 33573

Statement Date: May 07, 2026

Amount Due: \$51.96

Due Date: May 28, 2026

Account #: 221001581182

DO NOT PAY. Your account will be drafted on May 28, 2026

Your Energy Insight

- Your average daily kWh used was 66.67% lower than the same period last year.
- Your average daily kWh used was 45.45% lower than it was in your previous period.

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due	\$78.31
Payment(s) Received Since Last Statement	-\$78.31
Current Month's Charges	\$51.96

Amount Due by May 28, 2026 \$51.96

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



Scan here to view your account online.

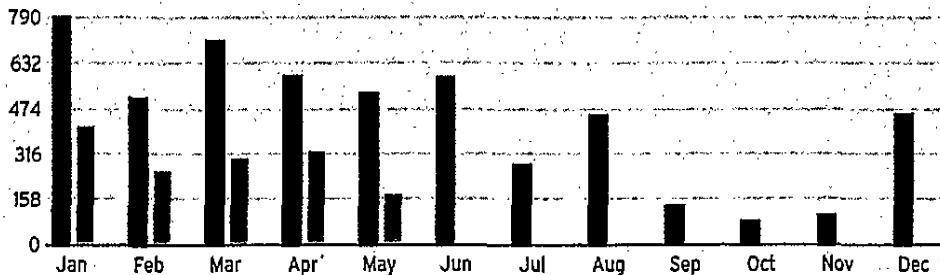
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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

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



Account #: 221001581182

Due Date: May 28, 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: \$51.96

Payment Amount: \$ _____

605705692279

Your account will be drafted on May 28, 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:
4770 NE 19 AVE
RUSKIN, FL 33573

Account #: 221001581182
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

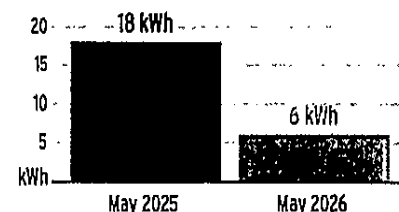
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851608	05/01/2026	42,209	42,039		170 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	170 kWh @ \$0.09202/kWh	\$15.64
Fuel Charge	170 kWh @ \$0.03516/kWh	\$5.98
Storm Protection Charge	170 kWh @ \$0.00568/kWh	\$0.97
Clean Energy Transition Mechanism	170 kWh @ \$0.00418/kWh	\$0.71
Storm Surcharge	170 kWh @ \$0.02121/kWh	\$3.61
Florida Gross Receipt Tax		\$1.20
Electric Service Cost		\$47.91
State Tax		\$4.05
Total Electric Cost, Local Fees and Taxes		\$51.96

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
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Total Current Month's Charges \$51.96

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

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00000007-0000164-Pag 28 of 48

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- **EHEAP** - Emergency Home Energy Assistance Program may be available if someone in your home is 60 or older.
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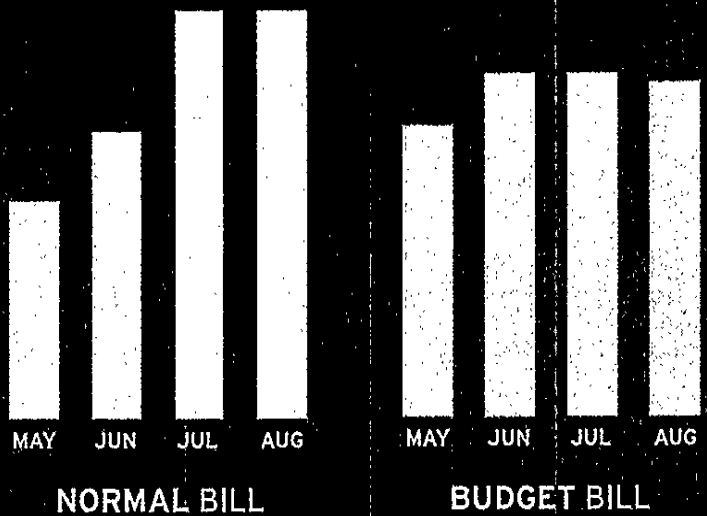


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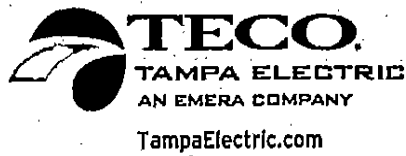
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CYPRESS CREEK OF HILLSBOROUGH CDD
10202 CARP HOLLOW RD
SUN CITY CENTER, FL 33573-6780

Statement Date: May 07, 2026

Amount Due: \$443.78

Due Date: May 28, 2026

Account #: 221003904697

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due \$493.90

Payment(s) Received Since Last Statement -\$493.90

Current Month's Charges \$443.78

Amount Due by May 28, 2026 \$443.78

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 10.11% lower than the same period last year.

Your average daily kWh used was 13.98% lower than it was in your previous period.



Scan here to view your account online.

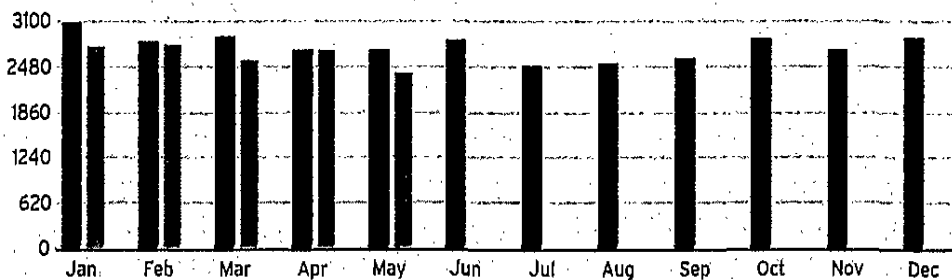
DON'T TOUCH DOWNED POWER LINES OR POLES.

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TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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



Account #: 221003904697

Due Date: May 28, 2026

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

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

Amount Due: \$443.78

Payment Amount: \$ _____

661260994730

Your account will be drafted on May 28, 2026.

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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00000007-000015-Page 7 of 48



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

Account #: 221003904697
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

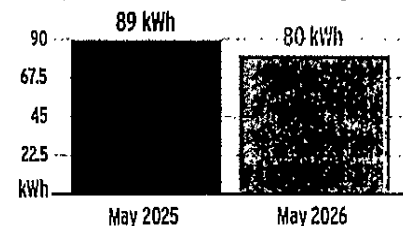
Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000506228	05/01/2026	89,680	87,284	2,396 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	2,396 kWh @ \$0.09202/kWh	\$220.48
Fuel Charge	2,396 kWh @ \$0.03516/kWh	\$84.24
Storm Protection Charge	2,396 kWh @ \$0.00568/kWh	\$13.61
Clean Energy Transition Mechanism	2,396 kWh @ \$0.00418/kWh	\$10.02
Storm Surcharge	2,396 kWh @ \$0.02121/kWh	\$50.82
Florida Gross Receipt Tax		\$10.23
Electric Service Cost		\$409.20
State Tax		\$34.58
Total Electric Cost, Local Fees and Taxes		\$443.78

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Total Current Month's Charges

\$443.78

0000007-0000154-Page 8 of 46

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



Credit or Debit Card
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Phone
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866-689-6469

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

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

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

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TAMPA ELECTRIC PROGRAMS

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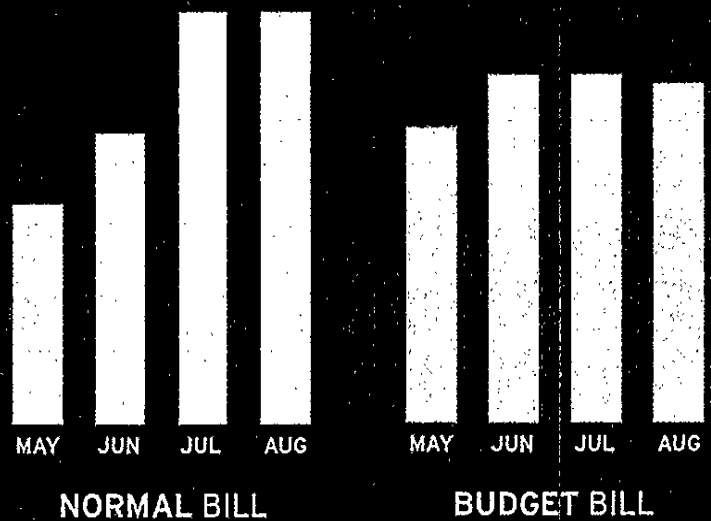


Learn more at TampaElectric.com/PayAssist.



Get a STEADIER MONTHLY PAYMENT

With Budget Billing, avoid hot-weather bill spikes and pay a more predictable monthly amount based on your 12-month average.



Learn more at TampaElectric.com/BudgetBilling.



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

Statement Date: May 07, 2026

Amount Due: \$615.92

Due Date: May 28, 2026

Account #: 221007372990

DO NOT PAY. Your account will be drafted on May 28, 2026

Your Energy Insight

Your average daily kWh used was **23.29% lower** than the same period last year.

Your average daily kWh used was **.9% higher** than it was in your previous period.

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due \$588.79

Payment(s) Received Since Last Statement -\$588.79

Current Month's Charges \$615.92

Amount Due by May 28, 2026 \$615.92

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



Scan here to view your account online.

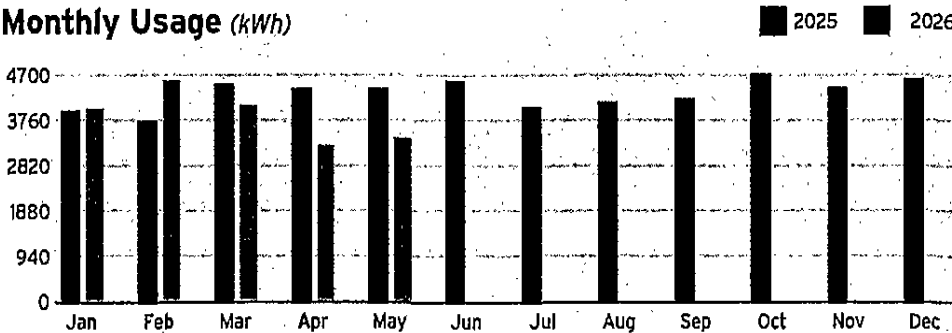
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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

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



Account #: 221007372990

Due Date: May 28, 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: \$615.92

Payment Amount: \$ _____

667433784065

Your account will be drafted on May 28, 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:
9770 MULBERRY MARSH LN
SUN CITY CENTER, FL 33573-0227

Account #: 221007372990
Statement Date: May 07, 2026
Charges Due: May 28, 2026

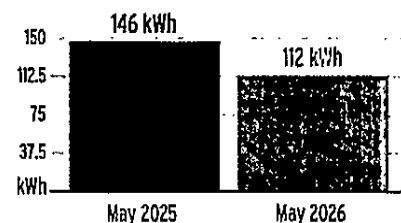
Meter Read

Service Period: Apr 02, 2026 - May 01, 2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000514240	05/01/2026	83,406	80,032	3,374 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



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⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	3,374 kWh @ \$0.09202/kWh	\$310.48
Fuel Charge	3,374 kWh @ \$0.03516/kWh	\$118.63
Storm Protection Charge	3,374 kWh @ \$0.00568/kWh	\$19.16
Clean Energy Transition Mechanism	3,374 kWh @ \$0.00418/kWh	\$14.10
Storm Surcharge	3,374 kWh @ \$0.02121/kWh	\$71.56
Florida Gross Receipt Tax		\$14.20
Electric Service Cost		\$567.93
State Tax		\$47.99
Total Electric Cost, Local Fees and Taxes		\$615.92

Important Messages

Be Prepared This Storm Season
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Quarterly Fuel Source Update
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Total Current Month's Charges \$615.92

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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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- 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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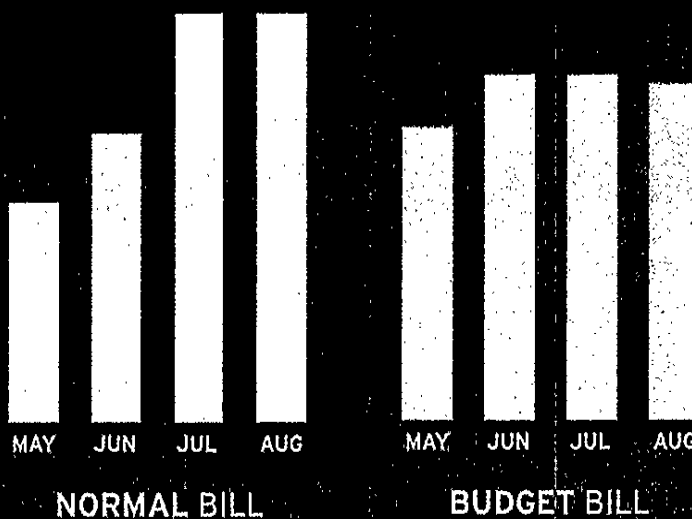


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Get a **STEADIER MONTHLY PAYMENT**

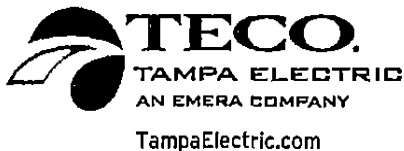
With Budget Billing, avoid hot-weather bill spikes and pay a more predictable monthly amount based on your 12-month average.



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

Statement Date: April 29, 2026

Amount Due: \$2,613.39

Due Date: May 20, 2026

Account #: 221007595426

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

Account Summary

Current Service Period: March 25, 2026 - April 23, 2026	
Previous Amount Due	\$2,613.39
Payment(s) Received Since Last Statement	-\$2,613.39
Current Month's Charges	\$2,613.39
Amount Due by May 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.



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 #: 221007595426

Due Date: May 20, 2026



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

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

Amount Due: \$2,613.39

Payment Amount: \$ _____

636569784395

Your account will be drafted on May 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.

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

Account #: 21007595426
 Statement Date: April 29, 2026
 Charges Due: May 20, 2026

Service Period: Mar 25, 2026 - Apr 23, 2026

Rate Schedule: Lighting Service

Charge Details

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

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

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- Mail A Check**
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Pay by credit card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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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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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



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

Statement Date: May 07, 2026

Amount Due: \$121.84

Due Date: May 28, 2026
 Account #: 221007730122

DO NOT PAY. Your account will be drafted on May 28, 2026

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.

Account Summary

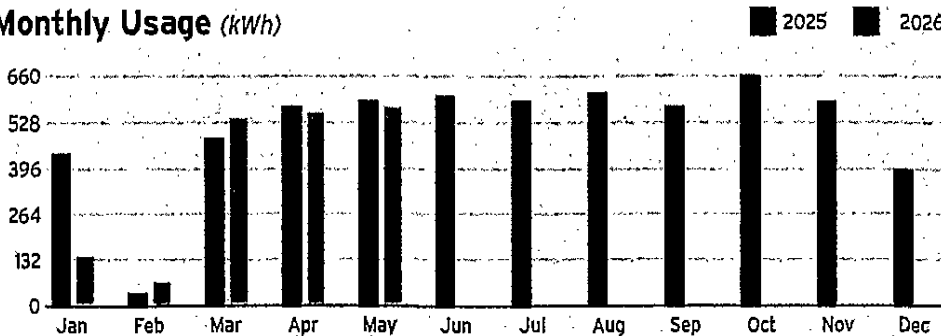
Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$118.47
Payment(s) Received Since Last Statement	-\$118.47
Current Month's Charges	\$121.84
Amount Due by May 28, 2026	\$121.84

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)



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety

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



Account #: 221007730122
 Due Date: May 28, 2026

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

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

Amount Due: \$121.84

Payment Amount: \$ _____

664964668550

Your account will be drafted on May 28, 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:
15536 WICKED STRONG ST
SUN CITY CENTER, FL 33573-0207

Account #: 221007730122
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

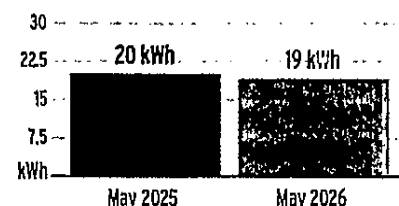
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000565421	05/01/2026	35,490	34,923	567 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	567 kWh @ \$0.09202/kWh	\$52.18
Fuel Charge	567 kWh @ \$0.03516/kWh	\$19.94
Storm Protection Charge	567 kWh @ \$0.00568/kWh	\$3.22
Clean Energy Transition Mechanism	567 kWh @ \$0.00418/kWh	\$2.37
Storm Surcharge	567 kWh @ \$0.02121/kWh	\$12.03
Florida Gross Receipt Tax		\$2.81
Electric Service Cost		\$112.35
State Tax		\$9.49
Total Electric Cost, Local Fees and Taxes		\$121.84

Avg kWh Used Per Day



Important Messages

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

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00000007-000166-Pag 32 of 46

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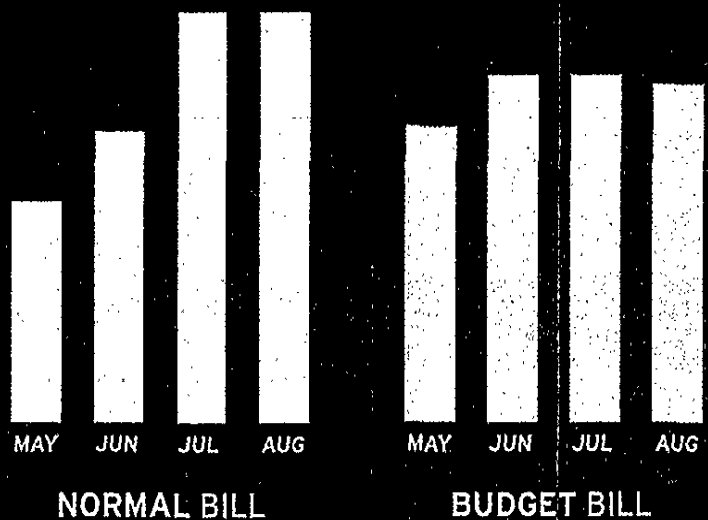
Learn more at TampaElectric.com/PayAssist.



Get a

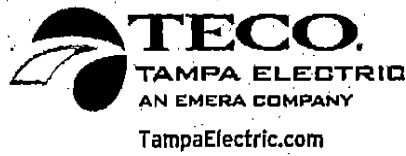
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CYPRESS CREEK OF HILLSBOROUGH CDD
 10008 MERRY FAWN CT, A
 SUN CITY CENTER, FL 33573-6784

Statement Date: May 07, 2026

Amount Due: \$365.11

Due Date: May 28, 2026
 Account #: 221009578578

DO NOT PAY. Your account will be drafted on May 28, 2026

Your Energy Insight

Your average daily kWh used was **1.56% higher** than it was in your previous period.

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due	\$349.91
Payment(s) Received Since Last Statement	-\$349.91
Current Month's Charges	\$365.11

Amount Due by May 28, 2026 \$365.11

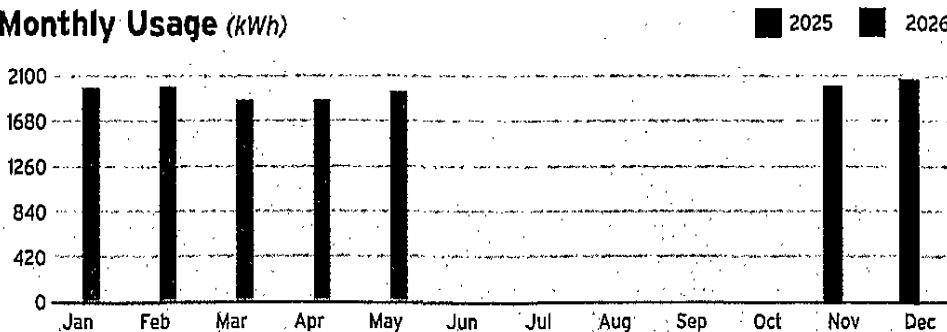
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

0000007-000152-Page 3 of 46

Monthly Usage (kWh)



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



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

Account #: 221009578578

Due Date: May 28, 2026

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Amount Due: \$365.11

Payment Amount: \$ _____

634100671855

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

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 TECO
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TampaElectric.com/PowerLineSafety



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

Account #: 221009578578
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

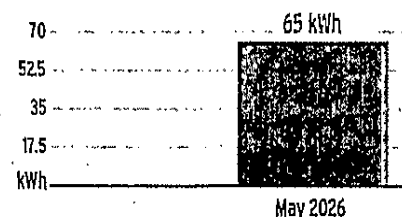
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000491573	05/01/2026	42,328	40,379		1,949 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,949 kWh @ \$0.09202/kWh	\$179.35
Fuel Charge	1,949 kWh @ \$0.03516/kWh	\$68.53
Storm Protection Charge	1,949 kWh @ \$0.00568/kWh	\$11.07
Clean Energy Transition Mechanism	1,949 kWh @ \$0.00418/kWh	\$8.15
Storm Surcharge	1,949 kWh @ \$0.02121/kWh	\$41.34
Florida Gross Receipt Tax		\$8.42
Electric Service Cost		\$336.66
State Tax		\$28.45
Total Electric Cost, Local Fees and Taxes		\$365.11

Avg kWh Used Per Day



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Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

These programs may be able to assist.

- **LIHEAP** - See if you qualify for energy bill support by visiting the Low-Income Home Energy Assistance Program website on weekdays from 9 a.m. to 5 p.m.
- **EHEAP** - Emergency Home Energy Assistance Program may be available if someone in your home is 60 or older
- **Florida 211** - Provides local support for needs such as food, housing and medical services

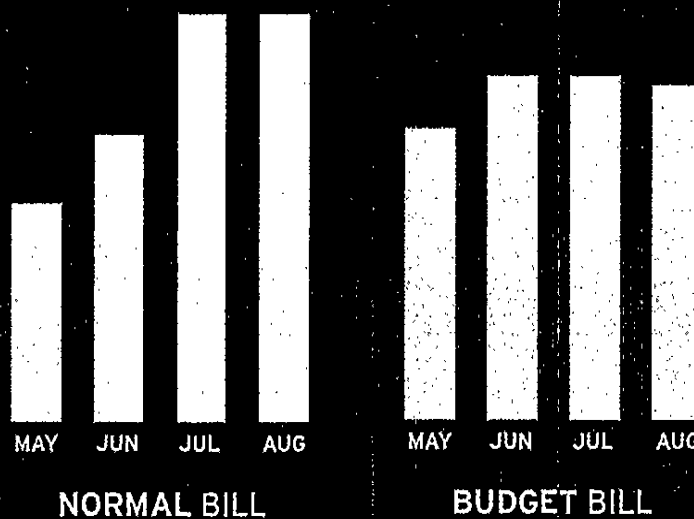


Learn more at TampaElectric.com/PayAssist.



Get a **STEADIER MONTHLY PAYMENT**

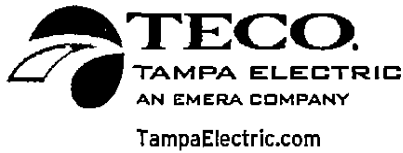
With Budget Billing, avoid hot-weather bill spikes and pay a more predictable monthly amount based on your 12-month average.



Learn more at TampaElectric.com/BudgetBilling.



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

Statement Date: April 28, 2026

Amount Due: \$360.85

Due Date: May 19, 2026
 Account #: 221009579147

DO NOT PAY. Your account will be drafted on May 19, 2026

Account Summary

Current Service Period: March 24, 2026 - April 22, 2026	
Previous Amount Due	\$360.85
Payment(s) Received Since Last Statement	-\$360.85
Current Month's Charges	\$360.85
Amount Due by May 19, 2026	\$360.85

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

00000480-0001009-Page 1 of 4



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.



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

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

Account #: 221009579147
 Due Date: May 19, 2026

Amount Due: \$360.85

Payment Amount: \$ _____

602002030873

Your account will be drafted on May 19, 2026

00000480 FTECO104282623250410 00000 01 00000000 480 002
 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 #: 21009579147
Statement Date: April 28, 2026
Charges Due: May 19, 2026

Service Period: Mar 24, 2026 - Apr 22, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	189 kWh @ \$0.03411/kWh	\$6.45
Fixture & Maintenance Charge	7 Fixtures	\$147.77
Lighting Pole / Wire	8 Poles	\$170.88
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

Total Current Month's Charges

\$360.85

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.

00000480-0001010-Page 3 of 4



Get ahead of hot weather.
TampaElectric.com/SpringTuneUp



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.



Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01602H

Date 05/08/2026

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

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

Description

Amount

Serial # 26-01602H Notice of Public Meeting RE: Cypress Creek CDD Board of Supervisors Meeting on 6/4/26 at 7:00 PM Published: 5/8/2026	\$78.75
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$78.75

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cypress Creek Community Development District will hold a regular meeting of the Board of Supervisors on Thursday, June 4, 2026, at 7:00 p.m. at the Covington Creek Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda for the meeting can be obtained from the District Office located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 or by phone at (813) 533-2950 purpose of the agenda for the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued in progress without additional notice to the time, date and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 CDD
Matt O'Nolan, District Manager
May 8, 2026

26-01602H

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

NOTICE

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

Triple D Fencing

1615 6th St SE Ruskin, FL 33570

Office:352-257-3086

BILL TO

Cypress Creek CDD

Riverview, FL 33579

INVOICE

Invoice # 5796

Invoice Date

5-13-26

Due Date

5-13-26

DESCRIPTION	QUANTITY	PRICE	TOTAL
4 New self closing gate actuators & fence repair			\$2,750.00

Subtotal

Tax

TOTAL DUE **\$2,750.00**

AVAILABLE PAYMENT OPTIONS:

Cash Check Square (3.5% fee added)

Venmo CashApp Apple Pay

Owner Approval: *Donald Buzbee*

Thank you!



0 CYPRESS CREEK CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,244.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$1,631.51
Payments & Credits	\$1,830.51
Purchases & Other Charges	\$1,510.78
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,311.78

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	\$1,311.78
Minimum Payment Due	\$1,311.78
Payment Due Date	May 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,631.51-
04/27	04/27	F151500G500CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,631.51-
			JENNIFER DUNN	TOTAL
				\$1,311.78
03/31	04/01	5542135FBVAL62WH2	BOUNCE HOUSE GALS TAMPA FL CREDIT	199.00-
			MCC: 7394 MERCHANT ZIP:	
03/31	04/01	5530876FBLQ38HSW9	SHELL OIL 575425362QPS RUSKIN FL	25.35
			MCC: 5542 MERCHANT ZIP: 33573	
04/04	04/04	5543286FE5VK5FTQH	AMAZON MKTPL*BC6IJ7CY1 SEATTLE WA	179.99
			MCC: 5942 MERCHANT ZIP:	
04/06	04/06	7541823FG7D4DN9P6	CCI*CONSTANT-CONTACT WALTHAM MA	85.00
			MCC: 5968 MERCHANT ZIP:	
04/08	04/08	8545491FKS66FMFB6	ALL PRO PLUMBING LAKELAND FL	359.00
			MCC: 1711 MERCHANT ZIP: 33815	
04/09	04/09	5543286FK5XBRQ5HN	AMAZON.COM*BY1SQ93E2 SEATTLE WA	12.12
			MCC: 5942 MERCHANT ZIP:	
04/09	04/09	5543286FK5X8Z1B7L	AMAZON.COM*BC2JJ99P1 SEATTLE WA	15.27

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	May 25, 2026
New Balance	\$1,311.78
Minimum Payment Due	\$1,311.78
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
04/10	04/10	5543286FL5XFGG4BZ	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BC9LU5YO1 SEATTLE WA	33.93
04/10	04/10	5543286FL5XJ55TF8	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B75ZI4CY1 SEATTLE WA	238.97
04/10	04/10	5530876FMLNVFQ0DP	MCC: 5942 MERCHANT ZIP: SHELL OIL 575425362QPS RUSKIN FL	23.61
04/10	04/10	5270715FM09FKMZG8	MCC: 5542 MERCHANT ZIP: 33573 THE HOME DEPOT #6951 RUSKIN FL	160.32
04/13	04/13	5543286FP5YKJJQSN	MCC: 5200 MERCHANT ZIP: 33573000 AMAZON MKTPL*B71HA3FM0 SEATTLE WA	44.97
04/18	04/18	5543286FW605572A7	MCC: 5942 MERCHANT ZIP: SPECTRUM MOBILE SAINT LOUIS MO	20.00
04/21	04/21	5543286FZ6136TLFM	MCC: 4899 MERCHANT ZIP: AMAZON MKTPL*BY7CR22M1 SEATTLE WA	53.62
04/22	04/22	5270715G109FGFGY0	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6951 RUSKIN FL	225.88
04/28	04/28	0543684G7BLJ3VGRX	MCC: 5200 MERCHANT ZIP: 33573000 WM SUPERCENTER #1203 WIMAUMA FL	20.52
04/29	04/29	0543684G8BLJ46XZ5	MCC: 5411 MERCHANT ZIP: 33598 WM SUPERCENTER #1203 WIMAUMA FL	12.23
			MCC: 5411 MERCHANT ZIP: 33598	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,311.78 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$30.42	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.28	\$0-\$500,000 = 0.25%
New Cashback Balance	\$33.70	\$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	30	\$0.00

(v) = variable (f) = fixed

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



Details for Order #114-3328466-7152203

Order Placed: April 1, 2026
Amazon.com order number: 114-3328466-7152203
Order Total: \$179.99

Not Yet Shipped	
Items Ordered	Price
1 of: KEMIMOTO Front Vented Windshield Compatible With Polaris Ranger Midsize 570 500 SP/Crew 2015-2025, Scratch Resistant PC UTV Window Compatible With Ranger ETX EV Accessories Parts (Not Fit FullSize) Sold by: KemimotoHunting (seller profile) Condition: New	\$179.99
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	
Shipping Speed: Amazon Day Delivery	

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$179.99
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Shipping & Handling: \$0.00

	Total before tax: \$179.99
	Estimated Tax: \$0.00

	Grand Total: \$179.99

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

AIIPro

PLUMBING & AIR

All Pro Plumbing & Air
5555 West Linebaugh Ave
Suite 100
Tampa, FL 33624
813-689-1171
863-648-5112

BILL TO

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

INVOICE
69909600

INVOICE DATE
Apr 08, 2026

JOB ADDRESS

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

Completed Date:

Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

I ordered the back right toilet that was more severely clogged with a sign on the door stating it's out of order. I was able to clear the blockage they all sound like her so I can prepare but Mark said that for now if they're draining than he does not want to pull the toilet and camera the line.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
CLA	Clear the toilet stoppage with closet auger	1.00	\$359.00	\$359.00
DSCLMR		1.00	\$0.00	\$0.00

For all work performed under this invoice unless otherwise specified, 1 year warranty on labor, limited manufacturer warranty on materials. All warranty is void if someone other than All Pro Plumbing & Air works on the work we performed. Customer is responsible for drywall, tile, electrical, irrigation, utilities, landscaping and other non-plumbing or HVAC repairs that may become necessary as a result of our work. Unforeseen underground conditions such as roots above 3in in diameter, buried objects, abnormally hard soil for digging, etc. will require a change order. Other unforeseen conditions or changes in scope of work will also require a change order.

A nonrefundable 50% down payment is due prior to beginning work. 100% of fees are due upon substantial completion of work (if applicable, prior to scheduling final inspection).

If necessary, customer agrees to promptly complete sign & get notarized all required documentation for the municipal permitting process.

Liability on the work is limited to the total amount of fees paid to All Pro Plumbing & Air.

PAID ON	TYPE	MEMO	AMOUNT
4/8/2026	MasterCard		\$359.00

POTENTIAL SAVINGS	\$35.90
SUB-TOTAL	\$359.00
TAX	\$0.00
TOTAL DUE	\$359.00
PAYMENT	\$359.00
BALANCE DUE	\$0.00

Thank you for your business!

CUSTOMER AUTHORIZATION

This agreement for \$359.00 for work to be performed by All Pro Plumbing & Air at 7154 Trent Creek Drive, Sun City Center, FL 33573 USA is agreed and acknowledged. Payment is immediately due upon substantial completion of work unless otherwise noted. All down payments and deposits are nonrefundable. A service fee (7% or \$40 whichever is greater) will be charged for any returned checks or credit card refunds, and a 5% late fee plus financing charge of 1.5% per month shall be applied for overdue amounts. Customer is responsible for reasonable attorney's fees and other collections costs of overdue payments.

Sign here



Date 4/8/2026

I authorize All Pro Plumbing & Air to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here



Date 4/8/2026



Final Details for Order #113-8326580-8360240

Order Placed: April 9, 2026
Amazon.com order number: 113-8326580-8360240
Order Total: \$12.12

Shipped on April 9, 2026	
Items Ordered	Price
1 of: Febreze Plug In Air Freshener, Odor-Fighting Scented Oil Refill, Air Fresheners for Home and Bathroom and Kitchen, Long Lasting for Strong Odors, Light Bamboo Scent, 0.87oz Refills, 3 Count Sold by and invoiced on behalf of: Amazon.com Condition: New	\$12.12
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$12.12 Shipping & Handling: \$0.00 ----- Total before tax: \$12.12 Sales Tax: \$0.00 -----
Shipping Speed: Consolidated Shipping in fewest deliveries	Total for This Shipment: \$12.12 -----

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$12.12 Shipping & Handling: \$0.00 -----
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$12.12 Estimated Tax: \$0.00 ----- Grand Total: \$12.12
Credit Card transactions	MasterCard ending in 2233: April 9, 2026: \$12.12

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



Final Details for Order #113-2925076-0671409

Order Placed: April 9, 2026
Amazon.com order number: 113-2925076-0671409
Order Total: \$15.27

Shipped on April 9, 2026	
Items Ordered	Price
3 of: Zephyrhills Florida Spring Bottled Water, 24 Pack - Still Drinking Water with Naturally Occurring Minerals for Taste - 1 6.9 Fl Oz Sold by and invoiced on behalf of: Amazon.com Condition: New	\$5.09
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$15.27 Shipping & Handling: \$1.13 Free Shipping: -\$1.13 ----- Total before tax: \$15.27 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	
	Total for This Shipment: \$15.27 -----

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$15.27 Shipping & Handling: \$1.13 Promotion applied: -\$1.13 -----
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$15.27 Estimated Tax: \$0.00 -----
	Grand Total: \$15.27
Credit Card transactions	MasterCard ending in 2233: April 9, 2026: \$15.27

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



Final Details for Order #113-5906525-6033846

Order Placed: April 9, 2026
Amazon.com order number: 113-5906525-6033846
Order Total: \$33.93

Shipped on April 10, 2026	
Items Ordered	Price
1 of: <i>The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 72 Count , The Original Donut Shop</i>	\$33.93
Sold by and invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$33.93 Shipping & Handling: \$0.37 Free Shipping: -\$0.37 ----- Total before tax: \$33.93 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	Total for This Shipment: \$33.93 -----

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$33.93 Shipping & Handling: \$0.37 Promotion applied: -\$0.37 -----
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$33.93 Estimated Tax: \$0.00 ----- Grand Total: \$33.93
Credit Card transactions	MasterCard ending in 2233: April 10, 2026: \$33.93

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



Final Details for Order #113-4236782-4090660

Order Placed: April 9, 2026
Amazon.com order number: 113-4236782-4090660
Order Total: \$238.97

Shipped on April 10, 2026	
Items Ordered	Price
1 of: JMHUD 5 Tier Wall File Organizer - Hanging File Organizer with 5 Hooks, Mail Holder Wall Mounted for Papers, Folders, Magazines, Bills, Office&School Organization, Black Sold by and invoiced on behalf of: JMHUD (seller profile) Business Price Condition: New	\$18.99
1 of: HP 952 Ink Cartridge (Black XL + CMY) Sold by and invoiced on behalf of: HiTouch Business Services a BU of Staples (seller profile) Seller Credentials: 889 Certification Condition: New	\$167.89
1 of: JOLLY CHEF 16 oz Coffee Cups with Lids 100 Pack, Disposable Hot Paper Coffee Cups with Lids, Sleeves and Stirrers for Christmas, Thanksgiving, Party Sold by and invoiced on behalf of: JOLLY CHEF (seller profile) Condition: New	\$24.59
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$211.47 Shipping & Handling: \$1.11 Free Shipping: -\$1.11 ----- Total before tax: \$211.47 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	Total for This Shipment: \$211.47 -----

Shipped on April 10, 2026	
Items Ordered	Price
1 of: Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 5 Reams (2,500 Sheets), 92 Bright White Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	\$27.50
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$27.50 Shipping & Handling: \$0.38 Free Shipping: -\$0.38 ----- Total before tax: \$27.50 Sales Tax: \$0.00
Shipping Speed:	Sales Tax: \$0.00

Rush Shipping

Total for This Shipment: \$27.50

Payment information

Payment Method:
MasterCard | Last digits: 2233

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

Item(s) Subtotal: \$238.97
Shipping & Handling: \$1.49
Promotion applied: -\$1.49

Total before tax: \$238.97
Estimated Tax: \$0.00

Grand Total: \$238.97

Credit Card transactions

MasterCard ending in 2233: April 10, 2026: \$238.97

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



Final Details for Order #113-6637520-1951419

Order Placed: April 13, 2026
Amazon.com order number: 113-6637520-1951419
Order Total: \$44.97

Shipped on April 13, 2026	
Items Ordered	Price
3 of: <i>DOG PARK HOURS OPEN DAWN TO DUSK Notice Red Black Aluminum Composite Sign 8.5 x 10 inches</i>	\$14.99
Sold by and invoiced on behalf of: Work House Signs (seller profile)	
Seller Credentials: 889 Certification , Classified Small Business - Gartner Standard	
Business Price	
Condition: New	
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$44.97 Shipping & Handling: \$0.00 ----- Total before tax: \$44.97 Sales Tax: \$0.00 -----
Shipping Speed: Economy Shipping	Total for This Shipment: \$44.97 -----

Payment information	
Payment Method: MasterCard Last digits: 2233	Item(s) Subtotal: \$44.97 Shipping & Handling: \$0.00 -----
Billing address Jennifer Dunn 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Total before tax: \$44.97 Estimated Tax: \$0.00 ----- Grand Total: \$44.97
Credit Card transactions	MasterCard ending in 2233: April 13, 2026: \$44.97

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



Final Details for Order #113-0561559-6780225

Order Placed: April 20, 2026

Amazon.com order number: 113-0561559-6780225

Order Total: \$57.66

Shipped on April 20, 2026	
Items Ordered	Price
1 of: Amazon Basics 3-Prong Indoor Rectangle Extension Cord Power Strip, Flat Plug, Space-Saving, Grounded, 13 Amps, 1625 Watt s, 125 VAC, 6 ft, White, 2-Pack Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	\$9.68
1 of: CREATIVE DESIGN 50W Charging Station for Multiple Devices, 6 Port Multiple USB Charger Station with 6 Cables Compatible w ith iPhone, iPad Kindle Tablet and Other Electronic Space Gray Sold by and invoiced on behalf of: Creative Design INC (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Condition: New	\$29.99
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$39.67 Shipping & Handling: \$0.00 ----- Total before tax: \$39.67 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$39.67 -----

Shipped on April 20, 2026	
Items Ordered	Price
1 of: Mowend Swimming Pool Skimmer Net Total Length 67.7 inches, Leaf Rake Net with Adjustable Aluminum Pole for Fast Cleaning Ponds, Hot Tub, and Spas, Pool Cleaner Supplies and Accessories Sold by and invoiced on behalf of: Mowend Direct (seller profile) Condition: New	\$17.99
Shipping Address: Jenn Dunn 7154 Trent Creek Dr. Ruskin, FL 33573 United States	Item(s) Subtotal: \$17.99 Shipping & Handling: \$0.00 ----- Total before tax: \$17.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$17.99 -----

Payment information

Payment Method:
MasterCard | Last digits: 2233

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

Item(s) Subtotal: \$57.66
Shipping & Handling: \$0.00

Total before tax: \$57.66
Estimated Tax: \$0.00

Grand Total: \$57.66

Credit Card transactions

MasterCard ending in 2233: April 20, 2026: \$53.62

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

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Deliver to Jenn
Ruskin 33573

All ▾ Search Amazon Busin

EN ▾



Hello, manager@cypresscree...
Account for Cypress Creek ... ▾

Returns & Orders 0

- All
- Business Essentials
- Same-Day Delivery
- Small and Local Businesses
- Add Users
- Buy Again
- See your rewards
- Lists ▾
- Business Prime ▾

- Overview
- Wallet
- Transactions**
- Settings

Your Account › Your Payments › Transactions

Transactions

View all transactions

Transactions from Order #113-0561559-6780225

Orders may have multiple charges. [Learn more](#)

To see all your gift card transactions including refunds, view your gift card balance and activity.

Completed	
April 20, 2026	
Mastercard ****2233 Order #113-0561559-6780225 AMZN Mktp US	-\$53.62
Amazon Points used Order #113-0561559-6780225 AMAZON MKTPLACE PMTS	-\$4.04



Welcome to Shell
WELCOME
SHELL
57542536206
SHELL
711 CYPRESS VILLAGE
BLV
SUN CITY CENT FL
33573

DATE 4/10/26 11:18
TRAN#9128393
PUMP# 12
SERVICE LEVEL: SELF
PRODUCT: VPOWER
GALLONS: 4.972
PRICE/G: \$4.749
FUEL SALE \$23.61
CREDIT \$23.61

Mastercard
USD\$23.61
XXXX XXXX XXXX 2233
Contactless
APPROVED
AUTH # 010163
INV # 836577
Mode: Issuer
AID: A00000000041010
TVR: 0000008001
IAD: 0110A0400122000
0000000000000000
0000FF
TSI: E800
ARC: 00

TOTAL SAVED \$0.24

=====

Fuel Rewards program
Acct: XXXX9530

Cents/Gal Rewards

Daily \$0.05/Gal
up to 20 gallons
Used \$0.05/Gal

Discounts Saved

\$0.25 off Fuel
Save on every fill,
see text messages &
complete sign-up.
Msg/rates may apply.

Please come again
THANK YOU
COME BACK SOON

Monday Evening

Welcome to Shell Gas

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

Mastercard

USD\$25.35

XXXX XXXX XXXX 2233

Chip Read

APPROVED

AUTH # 031757

INV # 476762

Mode: Issuer

AID: A0000000041010

TVR: 0000008000

IAD: 0110A04001220000

0000000000000000

0000FF

ARC: 00

TOTAL SAVED \$0.24

Fuel Rewards program

Acct: XXXX9530

Cents/Gal Rewards

Daily \$0.05/Gal

up to 20 gallons

Used \$0.05/Gal

Discounts Saved

\$0.25 off Fuel

Save on every fill,

see text messages &

complete sign-up.

Msg/rates may apply.

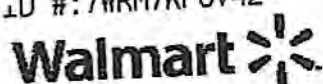
Please come again

THANKS, COME AGAIN

ST#603

PR#1 TRAM#0000072

jack @ survey.walmart.com
ID #:7WRM7KFOV42



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

ST# 01203 OP# 009010 TE# 10 TR# 00885

ITEMS SOLD 6
TC# 2388 8373 7976 0892 9798



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 40PK	078742279090 F	5.47 N
GV 40PK	078742279090 F	5.47 N
GV 40PK	078742279090 F	5.47 N

SUBTOTAL	20.52
TOTAL	20.52
MCARD TEND	20.52
CHANGE DUE	0.00

MASTERCARD- 2233 I 1 APPR#028554
20.52 TOTAL PURCHASE
REF # UFJ5IB732165
AID A0000000041010
TERMINAL # 27100755
*No Signature Required
04/28/26 19:34:52

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.

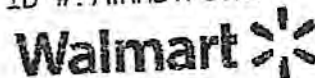


Get Free Delivery
from this store
with Walmart+

Scan to start a trial

Low prices You Can Trust. Every Day.
04/28/26 19:35:08

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRMBVFOVNV



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

ST# 01203 OP# 009012 TE# 12 TR# 01405

ITEMS SOLD 3
TC# 7214 3019 1115 8503 3133



CREAMER	041271017880 F	4.88 N
ORIG CRMR	078742236040 F	3.92 N
100 1/8 OZ	049200905540 F	3.43 N

SUBTOTAL	12.23
TOTAL	12.23
MCARD TEND	12.23
CHANGE DUE	0.00

MASTERCARD- 2233 I 1 APPR#029706
12.23 TOTAL PURCHASE
REF # UFK6YF365041
AID A0000000041010
TERMINAL # 21975547
*No Signature Required
04/29/26 09:03:43



Get Free Delivery
from this store
with Walmart+

Scan to start a trial

Low prices You Can Trust. Every Day.
04/29/26 09:03:49



**How doers
get more done.**

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

6951 00081 63487 04/22/26 02:48 PM
SALE CASHIER JAYLON

044365006871 ASSMBHSLCRT <A>
SC 175 FT. HOSE REEL MOBILE CART
2@39.98 79.96N
812554030606 TOUGHLITE 5/ <A,S>
GORILLA 5/8 X 100 TOUGHLITE HOSE
2@59.98 119.96N
042206160447 8PTRN NOZZLE <A>
MELNOR THUMB CNTRL 8-PATTERN NOZZLE
2@12.98 25.96N

	SUBTOTAL	225.88
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$225.88
XXXXXXXXXXXX2233	MASTERCARD	USD\$ 225.88
AUTH CODE 022256/4810829		TA
AUTH MODE - ISSUER		
Chip Read		
AID A0000000041010	Mastercard	

P.O.#/JOB NAME: HOSES
6951 04/22/26 02:48 PM



6951 81 63487 04/22/2026 4789

RETURN POLICY DEFINITIONS			
POLICY ID	DAYS	POLICY EXPIRES ON	
A 1	90	07/21/2026	



**How doers
get more done.**

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

6951 00054 76510 04/10/26 11:31 AM
SALE CASHIER ALLISSA

853908006656 GG DISS GAL <A>
1 GAL DRAIN & TOILET CLOG DISSOLVER
3@23.48 70.44N
7891117103868 FGL16-T RAK <A>
HUSKY 16-TINES RAKE W/FGL HANDL 29.98N
049206634039 RZB DH RP <A>
RZB D-HNDL DIGGING SHOVEL 29.98N
8448750113 BOWL BRUSH <A>
HDX BOWL BRUSH WITH CADDY 9.98N
044600306278 TOILET GEL <A>
CLX TBC GEL 24OZ 2PK 5.98N
059647911910 HDXDISBLE121 <A>
HDX LAUNDRY DISINFECT BLEACH 121 OZ
2@6.98 13.96N

	SUBTOTAL	160.32
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$160.32
XXXXXXXXXXXX2233	MASTERCARD	USD\$ 160.32
AUTH CODE 010049/6541064		TA
AUTH MODE - ISSUER		
Chip Read		
AID A0000000041010	Mastercard	

P.O.#/JOB NAME: STINKY TOILETS
6951 04/10/26 11:31 AM



6951 54 76510 04/10/2026 1993

RETURN POLICY DEFINITIONS			
POLICY ID	DAYS	POLICY EXPIRES ON	
A 1	90	07/09/2026	

Wahoo Pools Group, Inc

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

Invoice #: 20252323
Invoice Date: 4/1/2026
Due Date: 4/1/2026

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

LOCATION: 9770 Mulberry Marsh Ln,, Sun City Center

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

LOCATION: 10202 Carp Holw Rd,, Sun City Center

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

LOCATION: 7109 Feather Wood Dr, Ruskin

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

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

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

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20252383

Amount Due
\$1,653.90

Bill To:
Cypress Creek CDD
3434 Colwell Avenue SUITE 200
Tampa, FL 33614

Invoice Date
April 21, 2026
Due Date
April 21, 2026

LOCATION: 7109 Feather Wood Dr, Ruskin

Item	Description	Qty	Rate	Amount
VACUUM GAUGE	87030BU 2.5" 0-30"HG 0.25" MOUNT STEEL VACUUM GAUGE	2	15.93	31.86
Install	Wahoo Certified Technician	1	65.00	65.00
Parts and Materials	Active Maintenance customer discount	1	0.00	0.00

LOCATION: 9770 Mulberry Marsh Ln,, Sun City Center

Item	Description	Qty	Rate	Amount
Stenner Pump	45MJL5A1STAA 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	593.69	593.69
Install	Wahoo Certified Technician	1	150.00	150.00
Parts and Materials	Active Maintenance customer discount	1	0.00	0.00

LOCATION: 10202 Carp Holw Rd,, Sun City Center

Item	Description	Qty	Rate	Amount
SUCTION/DISCHARGE TUBING	AK4010W .25"x100' WHITE RL SUCTION/DISCHARGE TUBING	1	69.66	69.66
Stenner Pump	45MJL5A1STAA 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	593.69	593.69
Install	Equipment Install. Wahoo Certified Technician	1	150.00	150.00
Parts and materials	Active Maintenance customer discount	1	0.00	0.00

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

Subtotal	\$1,653.90
Tax	\$0.00
Total	\$1,653.90
<hr/>	
Amount Due	\$1,653.90

Wahoo Pools Group, Inc
www.wahoopools.com

Wahoo Pools Group, Inc

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

Invoice #: 20252526
Invoice Date: 5/1/2026
Due Date: 5/1/2026

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

LOCATION: 9770 Mulberry Marsh Ln,, Sun City Center

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

LOCATION: 7109 Feather Wood Dr, Ruskin

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

LOCATION: 10202 Carp Holw Rd,, Sun City Center

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

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

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

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20252587

Amount Due
\$5,000.00

Bill To:
Cypress Creek CDD
3434 Colwell Avenue SUITE 200
Tampa, FL 33614

Invoice Date
May 15, 2026
Due Date
June 1, 2026

LOCATION: 10202 Carp Holw Rd,, Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service		1	1,500.00	1,500.00

LOCATION: 9770 Mulberry Marsh Ln,, Sun City Center

Item	Description	Qty	Rate	Amount
Pool Service		1	1,500.00	1,500.00

LOCATION: 7109 Feather Wood Dr, Ruskin

Item	Description	Qty	Rate	Amount
Pool Service		1	2,000.00	2,000.00

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

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

Wahoo Pools Group, Inc
www.wahoopools.com



INVOICE

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

16-72058-83009
CYPRESS CREEK CDD
05/01/26-05/31/26
04/24/2026
0247059-2206-0

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

May 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

\$250.00

If payment is received after 05/24/2026: **\$ 256.25**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
200.00		(200.00)		0.00		250.00		250.00

IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a Service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new Service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.

----- 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)
04/24/2026	0247059-2206-0	16-72058-83009
Payment Terms	Total Due	Amount
Total Due by 05/24/2026	\$250.00	
If Received after 05/24/2026	\$256.25	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
Your bank account will be drafted \$250.00.

220600016720588300900247059000000250000000025000 2

I0290C74

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

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	05/01/26		1.00	0.00
4 Yard Dumpster 2X Week	05/01/26		1.00	250.00
Total Current Charges				250.00

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

-  **AutoPay**
Set up recurring payments with us at wm.com/myaccount
-  **Online**
Use wm.com for quick and easy payments
-  **By Phone**
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



- 1 Your Total Due is the total amount of current charges and any previous unpaid balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



- Expanded payment options.**
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.
- Anytime, anywhere payments.**
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.
- Complete Hub for account activity.**
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Customer ID:

23-22685-73003

Customer Name:

CYPRESS CREEK K CDD

Service Period:

05/01/26-05/31/26

Invoice Date:

04/24/2026

Invoice Number:

0247637-2206-3

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

May 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 05/24/2026: **\$ 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	05/01/26		1.00	192.48
6 Yard Dumpster 1X Week	05/01/26		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)
04/24/2026	0247637-2206-3	23-22685-73003
Payment Terms		Amount
Total Due by 05/24/2026		\$340.01
If Received after 05/24/2026		\$348.51

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
 Your bank account will be drafted \$340.01.

2206000232268573003002476370000003400100000034001 0

I0290C74

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

New to WM.com?		Next Payment Due		Your Total Due	
WM.com/myWM		10/25/2022		\$123.45	
Previous Balance		Payments		Current Invoice Charges	
\$123.45	+	(\$123.45)	+	0.00	+
Adjustments		Total Account Balance Due			
0.00		\$123.45		= \$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 12

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, May 26, 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.
Mark Isley	Maintenance Technician, Rizzetta & Co., Inc.
Epi Carvajal	Representative, Pine Lake
John Amarosa	Representative, Pine Lake
Andy Cohen	District Counsel, Persson, Cohen, & Mooney

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments from the general audience in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

89

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the proposed budget with 21.54% with a low range of \$97.11 and high range of \$215.81 annual increase and set public hearing for August 18, 2026, at Covington Park CDD at 7:00 pm, for the Cypress Creek of Hillsborough County Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of the 1st Quarter
Website Audit**

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On a Motion by Ms. Fauci, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the 1st quarter website audit as presented, for the Cypress Creek of Hillsborough County Community Development District.

94

On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved cancelling the June 4, 2026, board meeting, for the Cypress Creek of Hillsborough County Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Additional Cameras
Proposal**

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The Board tabled the camera proposal and requested a copy with the camera map emailed to them.

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EIGHTH ORDER OF BUSINESS

Consideration of Pool Sealing Proposal

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The Board reviewed and discussed the pool paver proposal and due to cost constraints did not approve.

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NINTH ORDER OF BUSINESS

**Review of Financial Statement for
March 2026**

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The Board reviewed the Financial Statement for March 2026.

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TENTH ORDER OF BUSINESS

**Approval of Operation & Maintenance
Expenditures for April 2026**

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The Board reviewed the Operation & Maintenance Expenditures for April 2026.

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ELEVENTH ORDER OF BUSINESS

**Consideration of the Board of
Supervisor's Meeting Minutes held on
March 31 and April 21, 2026**

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On a Motion by Mr. Homme-Petit, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2026 (\$114,598.95) and the meeting minutes for the Board of Supervisors on March 31 and April 21, 2026, as amended, for the Cypress Creek of Hillsborough County Community Development District.

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TWELFTH ORDER OF BUSINESS

Supervisor Requests

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120 No supervisor requests were made.

121

122 **THIRTEETH ORDER OF BUSINESS** **Adjournment**

123

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

126

On a Motion by Mr. Martin, seconded by Mr. Thomas, with all in favor, the Board of Supervisors adjourned the meeting at 8:50 p.m., for the Cypress Creek of Hillsborough County Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT