Rizzetta & Company

Cypress Creek
Community Development District

Board of Supervisors' Meeting
August 18, 2026

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

www.cypresscreekcdd.org

Professionals in Community Management

CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT

7154 Trent Creek Drive Sun City Center, FL 33573

Board of Supervisors	Jason Hepburn	Chairman
	Nancy Fauci	Vice Chair
	Robens Petit Homme	Assistant Secretary
	Reece Thomas	Assistant Secretary
	Joel Martin	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 OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT

District Office ·Riverview, FL (813-533-2950)
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.cypresscreekcdd.org

August 18, 2026

Board of Supervisors
Cypress Creek of Hillsborough
County Community Development
District

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District will be held on **Tuesday, August 18, 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.** Landscape Discussion
   - **B.** Consideration of the Sitex Aquatic Report ..... Tab 1
   - **C.** Amenity Manager Report ..... Tab 2
   - **D.** District Engineer Report
   - **E.** District Counsel
   - **F.** District Manager Report ..... Tab 3
4. **BUSINESS ITEMS**
   - **A.** Public Hearing on Fiscal Year 2026-2027 Final Budget
     1. Public Comments on the fiscal Year 2026-2027 Final Budget
     2. Consideration of Resolution 2026-04, Adopting the Final Budget for Fiscal Year 2026-2027 ..... Tab 4
   - **B.** Public Hearing on Fiscal Year 2026-2027 Assessments
     1. Public Comments on the Fiscal Year 2026-2027 Special Assessments
     2. Consideration of Resolution 2026-05, Levying O&M Assessments for Fiscal Year 2026-2027 ..... Tab 5
   - **C.** Consideration of Resolution 2026-06, Setting the Meeting Schedule for Fiscal Year 2026-2027 ..... Tab 6
   - **D.** Consideration of Goals and Objectives Annual Reporting .... Tab 7
   - **E.** Consideration of Goals and Objectives for FY 26-27 ..... Tab 8
   - **F.** Consideration of Getz Irrigation Proposal ..... Tab 9
   - **G.** Discussion of Homeschool Meetup
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Financial Statement for June 2026 ..... Tab 10
   - **B.** Consideration of the Operation and Maintenance Expenditures for July 2026 ..... Tab 11

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Respectfully,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

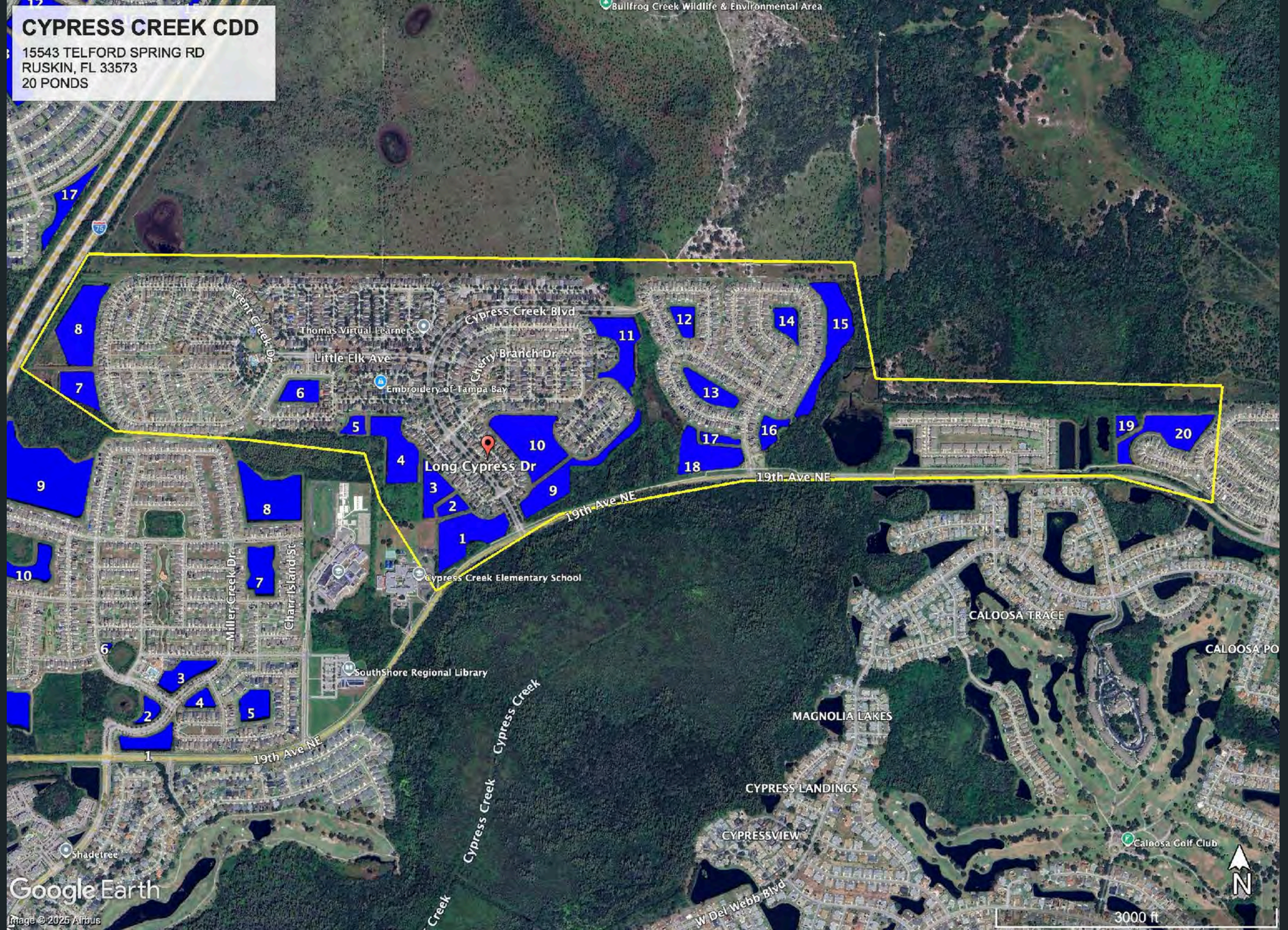
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

AUGUST, 2026




CYPRESS CREEK CDD
15543 TELFORD SPRING RD
RUSKIN, FL 33573
20 PONDS
Bullfrog Creek Wildlife & Environmental Area
Trent Creek Dr
Thomas Virtual Learners
Cypress Creek Blvd
Little Elk Ave
Cherry Branch Dr
Embroidery of Tampa Bay
Long Cypress Dr
19th Ave NE
Cypress Creek Elementary School
Miller Creek Dr
Charrisland St
SouthShore Regional Library
CALOOSA TRACE
CALOOSA PO
MAGNOLIA LAKES
CYPRESS LANDINGS
CYPRESSVIEW
Caloosa Golf Club
W Del Webb Blvd
Shadetree
Cypress Creek
Google Earth
Image © 2025 Airbus
N
3000 ft

SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



Pond #1 Treated for Chara and Shoreline Vegetation.



Pond #2 Treated for Chara and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Pond Weed and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.

Tab 2

Monthly Manager's Operations Report August 2026

Rizzetta & Company
Cypress Creek CDD
Jennifer Dunn

Everyday Tasks – Office

CDD Staff continue to provide resident assistance in person, by phone, and through email while processing amenity registrations, managing Brivo access, and enforcing District policies. Community updates were communicated through newsletters, email, and Enumerate Engage to keep residents informed. Routine property inspections were conducted to monitor the safety, security, and overall condition of District amenities and common areas.

Operation Report for August 2026

Landscaping- Refer to Field Services Op. report
Security and Compliance- Hours on site will change for the school year beginning 8/17
Cleaning- Following up to ensure 5 days a week service is consistent, and contractual obligations are being followed.

Event

CDD Back-to-school Event on 8/10 was a great time. Residents enjoyed the foam party, glitter tattoo station, games, and food trucks. We also gave out a pencil pouch filled with supplies for the kiddos and will pass out leftovers the first week of school to residents at the bus stops. Attendance was low. Around 65 kids were estimated

Amenities | Pools | Playground | Dog Parks

Cooper Pools – Pools look great. Consistent service and communication

Weather: Resident safety remains the District's highest priority. In accordance with applicable health and safety requirements and the Cypress Creek CDD Amenity Rules, all pool facilities are closed immediately whenever lightning is detected within a 10-mile radius, thunder is heard, or lightning is observed. During these closures, announcements are made over the intercom that all patrons must exit the pool entirely and seek appropriate shelter until 30 minutes after the last lightening strike is recorded. When we can get to the entrance gate safely, we place out closed for weather signage at the entrance gate.

Admiral Furniture - Cypress Main Pool Furniture- Admiral Furniture – misinformed about the warranty, however they are providing the toolkit and slings for in house repair- **we were told slings were supposed to ship on 8/7.**

Dog Parks

- Staff cleaned Pet wash stations, and tables
- Inspected dog park agility equipment for repairs/updates – working on quote and repair for rust/repaint

Resident Engagement & Communications

- **Enumerate Engage registrations:** 446 household accounts (increase from 459 last month).
- **Constant Contact distribution:** 1,868 active email addresses.
    - Average open rate: **36% down** from **44%** in July
    - August Monthly newsletter open rate: **46%**
- **Recent Community Comments & Concerns**
    - Street Parking throughout the entire community – Car's double-lining County owned streets, blocking driveways, parking trailers in the streets
    - Landscaping updates at entrances and the pools
    - CDD Not allowing playground patio area for parties- CDD explains policy and refers to the rental area
    - CDD staff receiving almost daily positive comments about feeling safer at the pools due to rule enforcement and the presence of consistent staff

Amenity stats

- Peak pool usage 12pm-7pm on Sat & Sun; pool currently closes at **8PM**
- Staff includes: 2 PT Pool Monitors (one transitioning to office) – 1 – Regular PT attendants, 1 PT attendant – Sundays only, Mark – Field Services, Jenn – GM –
- *Updates to staffing this week: 1 facility attendant moved out of state effective 8/11, 1 pool monitor left for fulltime position effective 8/9*

Square Report as of 8/10

Date	Time	Gross Sales	Discounts	Net Sales	Gift Card Sales	Total Collected	Card Entry Methods	Fees	Net Total
8/7/2026	11:04:34	$300.00	$0.00	$300.00	$0.00	$300.00	$300.00	Keyed	($10.65)	$289.35
8/7/2026	11:02:56	$75.00	$0.00	$75.00	$0.00	$75.00	$75.00	Keyed	($2.78)	$72.22
8/5/2026	12:19:51	$27.76	$0.00	$27.76	$0.00	$27.76	$27.76	Keyed	($1.12)	$26.64
8/5/2026	10:36:12	$8.88	$0.00	$8.88	$0.00	$8.88	$8.88	Keyed	($0.46)	$8.42

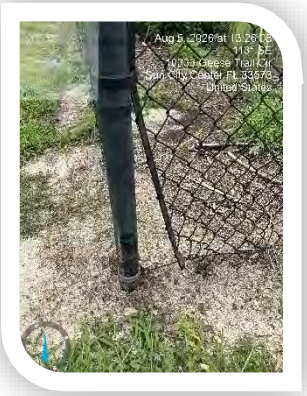
Monthly Field Operations Report August 2026

Rizzetta & Company
Cypress Creek CDD

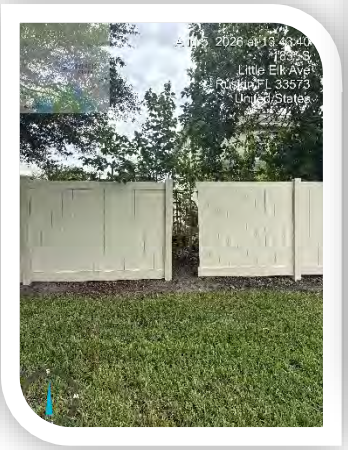
Mark Isley – Field Ops Manager

Community Project Updates as of August 7

Completed / In Progress









- Dog park fencing repairs are almost complete
- The quote for heavy duty fencing around well (A2/DID 11) Orchids is being sent over
- Repairs on the vinyl fencing that has been damaged by wind have started
- Cypress main dog park activity ramp and support columns for shade structures are being rehabbed
- Daily blowing and trash collection continues at all amenity locations
- Black algae treatment for all pools was completed
- Larger chlorine tank has been ordered for Cypress main
- The pools need auto floats to be replaced to keep pools at correct levels, minimal cost, normal maintenance
- New slings for loungers are on the schedule for delivery 2nd or 3rd week of August, we will have to install in house
- Weekly pond inspections continue
- Weekly landscape inspections continue
- Paver sanding and sealing should be considered soon for all patios

- Coastal mechanical has sent us a reasonable quote for repairing the bathroom doors at the main clubhouse

Ponds

- Weekly pond inspections continue, I have seen improvement in several ponds with trash removal
- Weed shoreline control is making progress
- Recently heavy rains have elevated the water levels
- Pond bank mowing continues on a normal schedule
- Bert has come by the office confirming lake numbers and that the trash will be caught up
- Either the Landscaper's or pond vendors will need to start cutting back many areas to keep access clear for all pond maintenance



The new vendor will be sending a report





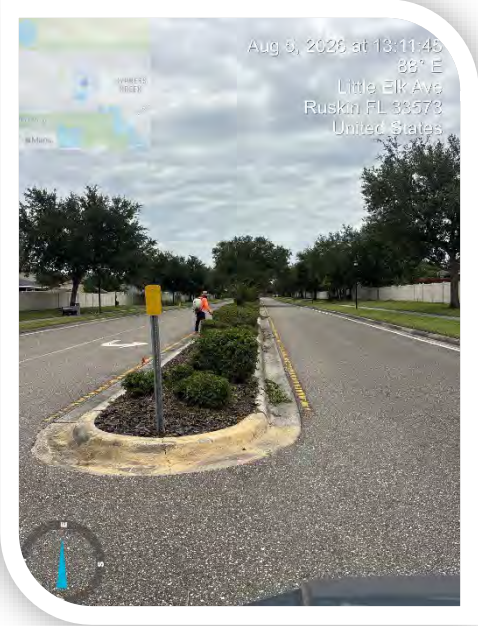


Landscaping Overview

- Pine lake is still making progress on many fronts

"I wanted to provide an update on the irrigation repairs completed so far at Cypress Creek. Please keep in mind that repairs are still ongoing, and we are on track to complete everything proposed to date soon. Once all current repairs are complete, I will put together a full update.
We are continuing to track wiring to identify valves that remain inoperable. During our initial inspection of Clock 1 at the Cypress Creek Boulevard entrance, only 2 zones were operational. After completing repairs, we now have 30 zones operating.
We have also completed the following:

- Repaired the Hunter ACC faceplate on Clock 1.
- Repaired various lateral line breaks, broken spray heads and rotors, nozzles, and valves throughout Clocks 1, 2, 3, and 5.
- Continued identifying smaller repair items, such as heads and nozzles. These areas will be marked with orange flags as we work through them.



We still have additional repairs to complete, but we have made solid progress. Our goal is to finish this first phase no later than next week, before the upcoming board meeting. We will then begin the next phase of inspections and reporting"

- Mowing is being completed on a regular schedule
- Edging is present in all CDD areas
- Weed abatement continues on a regular schedule
- Blowing of debris after mowing and edging is occurring






- Crack weeds:
  Spraying within CDD sidewalks and paver areas occurs on a regular schedule

Pine Lake continues to be very communicative and quickly responds to any issues that arise

Tab 3

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 22nd @ 7pm
- **Next General Election:** November 2026
- **Quarterly Website Compliance Audit: Completed, 100% in compliance**

CYPRESS CREEK

District Manager's Report

August 18th @ 7pm

2026

FINANCIAL SUMMARY	6/30/2026
General Fund Cash & Investment Balance:	$821,241
Reserve Fund Cash & Investment Balance:	$265.409
Debt Service Fund Investment Balance:	$1,034,356
Total Cash and Investment Balances:	**$2,121,006**

General Fund Expense Variance: $82,256 Over Budget

Tab 4

Cypress Creek of Hillsborough County Community Development District

cypresscreekcdd.org

Approved Proposed Budget for Fiscal Year 2026-2027

TABLE OF CONTENTS

	Page
General Fund Budget for Fiscal Year 2026-2027	1
Reserve Fund Budget for Fiscal Year 2026-2027	4
Debt Service Fund Budget for Fiscal Year 2026-2027	5
Assessments Charts for Fiscal Year 2026-2027	6
General Fund Budget Account Category Descriptions	8
Reserve Fund Budget Account Category Descriptions	15
Debt Service Fund Budget Account Category Descriptions	16

Proposed Budget
Cypress Creek Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 1,442,415	$ 1,442,415	$ 1,429,877	$ 12,538	$ 1,774,166	$ 344,289	
6								
7	**Assessment Revenue Subtotal**	**$ 1,442,415**	**$ 1,442,415**	**$ 1,429,877**	**$ 12,538**	**$ 1,774,166**	**$ 344,289**	
8								
9	**OTHER REVENUES**							
10								
11	Facilities Rentals	$ 361	$ 361	$ 2,500	$ (2,139)	$ 1,000	$ (1,500)	
12	Interest Earnings	$ 38	$ 91	$ 100	$ (9)	$ 100	$ -	
13								
14	**Other Revenue Subtotal**	**$ 399**	**$ 452**	**$ 2,600**	**$ (2,148)**	**$ 1,100**	**$ (1,500)**	
15								
16	**TOTAL REVENUES**	**$ 1,442,814**	**$ 1,442,867**	**$ 1,432,477**	**$ 10,390**	**$ 1,775,266**	**$ 342,789**	
17								
18	**EXPENDITURES - ADMINISTRATIVE**							
19								
20	***Legislative***							
21	Supervisor Fees	$ 4,400	$ 10,560	$ 10,000	$ (560)	$ 10,000	$ -	10 meetings
22	***Financial & Administrative***							
23	Accounting Services	$ 9,166	$ 21,998	$ 22,000	$ 2	$ 22,660	$ 660	Contract Rate
24	Administrative Services	$ 1,834	$ 4,402	$ 4,400	$ (2)	$ 4,532	$ 132	Contract Rate
25	Arbitrage Rebate Calculation	$ -	$ -	$ 1,200	$ 1,200	$ 1,200	$ -	Contract Rate
26	Assessment Roll	$ 5,000	$ 5,000	$ 5,000	$ -	$ 5,150	$ 150	Contract Rate
27	Auditing Services	$ -	$ -	$ 3,700	$ 3,700	$ 3,700	$ -	Contract Rate
28	Dissemination Agent	$ 833	$ 833	$ 2,000	$ 1,167	$ 2,000	$ -	Contract Rate
29	District Engineer	$ 4,305	$ 10,332	$ 2,500	$ (7,832)	$ 7,500	$ 5,000	Trending $10k TY
30	District Management	$ 10,083	$ 24,199	$ 24,200	$ 1	$ 24,926	$ 726	Contract Rate
31	Dues, Licenses & Fees	$ 175	$ 420	$ 175	$ (245)	$ 175	$ -	
32	Employee - Payroll Taxes	$ -	$ -	$ -	$ -	$ -	$ -	Remove
33	Employee - Salaries	$ -	$ -	$ -	$ -	$ -	$ -	Remove
34	Financial & Revenue Collections	$ 1,834	$ 4,402	$ 4,400	$ (2)	$ 5,732	$ 1,332	Contract Rate
35	General Liability & Property Insurance	$ 57,552	$ 57,552	$ 103,449	$ 45,897	$ 65,274	$ (38,175)	EGIS Proposal
36	Legal Advertising	$ 1,451	$ 3,482	$ 2,500	$ (982)	$ 2,000	$ (500)	
37	Miscellaneous Fees	$ -	$ -	$ -	$ -	$ -	$ -	Remove

Proposed Budget
Cypress Creek Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
38	Office Supplies	$ 1,992	$ 4,781	$ 500	$ (4,281)	$ 1,500	$ 1,000	
39	Postage & Delivery	$ -	$ -	$ 500	$ 500	$ -	$ (500)	Remove
40	Room Rentals Expense	$ -	$ -	$ 1,100	$ 1,100	$ 1,100	$ -	
41	Technology Services Contract	$ -	$ -	$ -	$ -	$ -	$ -	Remove
42	Trustees Fees	$ 3,546	$ 3,546	$ 9,734	$ 6,188	$ 9,734	$ -	
43	Website Hosting, Maintenance, Backup (and Email)	$ 4,125	$ 4,125	$ 2,400	$ (1,725)	$ 5,120	$ 2,720	Contract Rate
44	***Legal Counsel***							
45	District Counsel	$ 18,635	$ 44,724	$ 20,000	$ (24,724)	$ 35,000	$ 15,000	Trending $45k TY
46								
47	**Administrative Subtotal**	**$ 124,931**	**$ 200,356**	**$ 219,758**	**$ 19,402**	**$ 207,303**	**$ (12,455)**	
48								
49	**EXPENDITURES - FIELD OPERATIONS**							
50								
51	***Electric Utility Services***							
52	Utility - Electricity	$ 335	$ 804	$ 11,400	$ 10,596	$ 13,500	$ 2,100	Expected Utility Increase
53	Utility - Street Lights	$ 81,493	$ 195,583	$ 206,000	$ 10,417	$ 210,000	$ 4,000	Expected Utility Increase
54	Utility Services	$ 13,307	$ 31,937	$ 25,000	$ (6,937)	$ 28,000	$ 3,000	Expected Utility Increase
55	***Garbage/Solid Waste Control Services***							
56	Garbage - Recreation Facility	$ 3,067	$ 7,361	$ 13,570	$ 6,209	$ 9,500	$ (4,070)	New Rate
57	***Water-Sewer Combination Services***							
58	Utility Services	$ 7,375	$ 17,700	$ 15,000	$ (2,700)	$ 17,000	$ 2,000	Trending $17k TY
59	***Stormwater Control***							
60	Lake/Pond Bank Maintenance	$ -	$ -	$ 23,820	$ 23,820	$ 20,000	$ (3,820)	New Vendor?
61	Mitigation Area Monitoring & Maintenance	$ 10,007	$ 24,017	$ 3,200	$ (20,817)	$ 12,000	$ 8,800	
62	Water Quality Monitoring & Testing	$ 1,750	$ 4,200	$ 2,904	$ (1,296)	$ 3,000	$ 96	
63	***Other Physical Environment***		$ -					
64	Dog Waste Station Supplies & Maintenance	$ 6,920	$ 16,608	$ 13,440	$ (3,168)	$ 13,440	$ -	Contract Rate
65	Field Manager	$ -	$ -	$ 15,600	$ 15,600	$ -	$ (15,600)	Remove
66	Holiday Decorations	$ -	$ -	$ 7,000	$ 7,000	$ 7,000	$ -	
67	Irrigation Maintenance & Repair	$ 1,219	$ 2,926	$ 10,000	$ 7,074	$ 15,000	$ 5,000	
68	Landscape Inspection Services	$ 6,500	$ 15,600	$ 15,600	$ -	$ 7,500	$ (8,100)	LIS Inspections Quarterly
69	Landscape Maintenance	$ 151,783	$ 364,279	$ 344,000	$ (20,279)	$ 500,000	$ 156,000	High Estimate for RFP
70	Landscape Replacement Plants, Shrubs, Trees	$ 1,250	$ 3,000	$ 45,000	$ 42,000	$ 45,000	$ -	
71	Maintenance & Repairs	$ 19,638	$ 47,131	$ 35,000	$ (12,131)	$ 35,000	$ -	Trending $45k TY
72	Miscellaneous Contingency	$ 1,422	$ 3,413	$ 20,000	$ 16,587	$ -	$ (20,000)	Remove
73	Pressure Washing	$ 750	$ 1,800	$ 10,000	$ 8,200	$ 5,000	$ (5,000)	Majority to be in house
74	***Parks & Recreation***							

Proposed Budget
Cypress Creek Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
75	Amenity Maintenance & Repairs	$ 3,248	$ 7,795	$ 9,000	$ 1,205	$ 9,000	$ -	
76	Amenity Management Service Contracts	$ 95,971	$ 230,330	$ 208,553	$ (21,777)	$ 349,933	$ 141,380	Updated Contract Amount TY $266,846
77	Dues, Licenses & Fees	$ 16	$ 38	$ 825	$ 787	$ 825	$ -	
78	Furniture Repair & Replacement	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	
79	Gate Phone	$ -	$ -	$ 2,010	$ 2,010	$ 2,010	$ -	
80	Internet/Wifi	$ 2,467	$ 5,921	$ 6,180	$ 259	$ 6,180	$ -	
81	Janitorial Service	$ 3,461	$ 8,306	$ 15,000	$ 6,694	$ 15,000	$ -	Contracted Service
82	Pest Control	$ 1,400	$ 3,360	$ 3,390	$ 30	$ 4,218	$ 828	Contracted Service
83	Pool Repair & Maintenance	$ 863	$ 2,071	$ 1,500	$ (571)	$ 5,000	$ 3,500	
84	Pool Service Contract	$ 27,884	$ 66,922	$ 34,800	$ (32,122)	$ 78,000	$ 43,200	Contract Rate
85	Security Camera Maintenance	$ 5,570	$ 13,368	$ 6,768	$ (6,600)	$ 7,500	$ 732	Trending $13k TY
86	Security Services & Patrol	$ -	$ -	$ 88,159	$ 88,159	$ 109,357	$ 21,198	Contract Rate
87	***Special Events***							
88	Special Events	$ 9,657	$ 23,177	$ 10,000	$ (13,177)	$ 10,000	$ -	
89	***Contingency***							
90	Miscellaneous Contingency	$ -	$ -	$ 5,000	$ 5,000	$ 25,000	$ 20,000	Combined with Line 80
91								
92	**Field Operations Subtotal**	**$ 457,353**	**$ 1,097,647**	**$ 1,212,719**	**$ 115,072**	**$ 1,567,963**	**$ 355,244**	
93								
94	**TOTAL EXPENDITURES**	**$ 582,284**	**$ 1,298,003**	**$ 1,432,477**	**$ 134,474**	**$ 1,775,266**	**$ 342,789**	
95								
96	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 860,530**	**$ 144,864**	**$ -**	**$ 144,864**	**$ -**	**$ -**	
97								

Proposed Budget
Cypress Creek Community Development District
Reserve Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 172,963	$ 172,963	$ 172,963	$ -	$ 173,963	$ 1,000	
6								
7	**Assessment Revenue Subtotal**	**$ 172,963**	**$ 172,963**	**$ 172,963**	**$ -**	**$ 173,963**	**$ 1,000**	
8								
9	**OTHER REVENUES**							
10								
11	Balance Forward from Prior Year	$ -	$ 101,025	$ 101,025	$ -	$ -	$ (101,025)	
12	Interest Earings	$ 2,896	$ 6,950	$ 100	$ 6,850	$ -	$ (100)	
13								
14	**Other Revenue Subtotal**	**$ 2,896**	**$ 107,975**	**$ 101,125**	**$ 6,850**	**$ -**	**$ (101,125)**	
15								
16	**TOTAL REVENUES**	**$ 175,859**	**$ 280,938**	**$ 274,088**	**$ 6,850**	**$ 173,963**	**$ (100,125)**	
17								
18	**EXPENDITURES**							
19								
20	***Contingency***							
21	Capital Outlay	$ -	$ -	$ 273,288	$ 273,288	$ 172,963	$ (100,325)	
22	Bank Fees	$ -	$ -	$ 800	$ 800	$ 1,000	$ 200	
23								
24	**TOTAL EXPENDITURES**	**$ -**	**$ -**	**$ 274,088**	**$ 274,088**	**$ 173,963**	**$ (100,125)**	
25								
26	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 175,859**	**$ 280,938**	**$ -**	**$ 280,938**	**$ -**	**$ -**	
27								

Cypress Creek Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2015A-1	Series 2017A	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments [1]	$1,519,970.75	$21,393.38	$1,541,364.13
TOTAL REVENUES	**$1,519,970.75**	**$21,393.38**	**$1,541,364.13**
EXPENDITURES			
Administrative			
Debt Service Obligation	$1,519,970.75	$21,393.38	$1,541,364.13
Administrative Subtotal	**$1,519,970.75**	**$21,393.38**	**$1,541,364.13**
TOTAL EXPENDITURES	**$1,519,970.75**	**$21,393.38**	**$1,541,364.13**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$1,639,749.07**

Notes:

Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Maximum Annual Debt Service less Prepaid Assessments received.

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$1,948,129.00	**2025/2026 O&M Budget:**	$1,602,840.00
Hillsborough County Collection Cost:	2%	$41,449.55	**2026/2027 O&M Budget:**	$1,948,129.00
Early Payment Discount:	4%	$82,899.11		
2026/2027 Total:		**$2,072,477.66**	**Total Difference:**	**$345,289.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Townhomes	Series 2015A-1 Debt Service	$434.40	$434.40	$0.00	0.00%
	Operations/Maintenance	$450.81	$547.92	$97.11	21.54%
	Total	**$885.21**	**$982.32**	**$97.11**	**10.97%**
Single Family 40'	Series 2015A-1 Debt Service	$772.27	$772.27	$0.00	0.00%
	Operations/Maintenance	$801.43	$974.08	$172.65	21.54%
	Total	**$1,573.70**	**$1,746.35**	**$172.65**	**10.97%**
Single Family 50'	Series 2015A-1 Debt Service	$965.34	$965.34	$0.00	0.00%
	Operations/Maintenance	$1,001.79	$1,217.60	$215.81	21.54%
	Total	**$1,967.13**	**$2,182.94**	**$215.81**	**10.97%**
Single Family 40'	Series 2017A Debt Service	$784.79	$784.79	$0.00	0.00%
	Operations/Maintenance	$801.43	$974.08	$172.65	21.54%
	Total	**$1,586.22**	**$1,758.87**	**$172.65**	**10.88%**

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$1,948,129.00**
COLLECTION COSTS @	**2%**	**$41,449.55**
EARLY PAYMENT DISCOUNT @	**4%**	**$82,899.11**
TOTAL O&M ASSESSMENT		**$2,072,477.66**

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2015A-1 DEBT SERVICE [1]	SERIES 2017A DEBT SERVICE [1]
Townhomes	250	249	0
Single Family 40'	932	930	0
Single Family 50'	820	819	0
Single Family 40'	30	0	29
Total Community	**2032**	**1998**	**29**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.45	112.50	6.61%	$136,980.05
0.80	745.60	43.80%	$907,842.87
1.00	820.00	48.18%	$998,432.34
0.80	24.00	1.41%	$29,222.41
	1702.10	**100.00%**	**$2,072,477.66**

PER LOT ANNUAL ASSESSMENT

O&M	SERIES 2015A-1 DEBT SERVICE [2]	SERIES 2017A DEBT SERVICE [2]	TOTAL [3]
$547.92	**$434.40**	**$0.00**	**$982.32**
$974.08	**$772.27**	**$0.00**	**$1,746.35**
$1,217.60	**$965.34**	**$0.00**	**$2,182.94**
$974.08	**$0.00**	**$784.79**	**$1,758.87**

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): **($124,348.66)**

Net Revenue to be Collected: **$1,948,129.00**

[1] Reflects the number of total lots with Series 2015A-1 and Series 2017A debt outstanding.

[2] Annual debt service assessment per lot adopted in connection with the Series 2015A-1 and Series 2017A bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

[3] Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2026-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Cypress Creek of Hillsborough County Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cypress Creek of Hillsborough County Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
TOTAL RESERVE FUND	$_____
DEBT SERVICE – SERIES _____	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS18th DAY OF AUGUST 2026.

ATTEST:

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Tab 5

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Creek of Hillsborough County Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the "County"); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2026-2027 ("Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibit "A" and the District's Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Cypress Creek Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "A" and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. Uniform Method Property Assessments. The collection of the previously levied debt service assessments and the fiscal year 2026-2027 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Cypress Creek Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District.

PASSED AND ADOPTED this 18th day of August 2026.

ATTEST:

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Fiscal Year 2026-2027 Budget

Tab 6

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CYPRESS CREEK OF HILLSBOROUGH COUNTY Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with the local governing authority, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF AUGUST 2026

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

_____

CHAIRMAN

ATTEST:

_____

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

SCHEDULE OF MEETINGS:

October 27, 2026

November 24, 2026

December 29, 2026

January 26, 2027

February 23, 2027

March 30, 2027

April 27, 2027

May 25, 2027

June 29, 2027

July 27, 2027

August 31, 2027

September 28, 2027

All meetings will convene at 7:00 p.m. and will be held at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572

Tab 7

Cypress Creek of Hillsborough County
Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit and most recently adopted/amended fiscal year budget.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

_____District

District Manager:_____ Date:_____

Print Name:_____

_____District

Tab 8

Rizzetta & Company
Professionals in Community Management

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
p: 813.514.0400
f: 813.514.0401
rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2026/2027

This memo outlines potential district goals and objectives for the 2026-2027 fiscal year in accordance with the legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab 9

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.: 1338
Terms: Due on receipt
Invoice date: 07/14/2026
Due date: 07/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation repairs**	Drop line removal- $11,700 Orchid- New Hunter ACC2 two wire controller installed- $2,900 New Maxi line and sprayers installed- $4,600 17 broken connections repaired- $2,550 31 broken heads replaced- $620 Maples- New ICC2 controller installed- $2400 New two wire module for controller- $150 2 lateral line leaks repaired -$300 A2- Replaced panel so system was not using zones double wired as there were more zones than old panel would allow to operate together and are now all individually wired properly- $4,500 100 hours of wire fault tracking- $12,000 395 broken heads replaced- $7,900 85 broken connection repaired including roots cut and dug up and replaced- $12,750 6 Hunter decoder valves replaced- $3,000 5 decoders replaced- $2,500 60 hours of trouble shooting decoders and controller $9,000	1	$68,713.39	$68,713.39

44/57 zones all working as they should and connected to controller

Main amenity- New maxi line and sprayers installed- $4,800
Controller panel replaced for bigger controller that can handle all zones. Previously they were double wired and would not turn on- $2,800
5 manual valves found that were buried under grass
Field and north section past sidewalk have faulty wiring and must be dug up to be replaced (did not get this far as amenity center would had to have been closed down due to 4+' digging needed to replace wires and there were safety concerns by Rizzetta staff at amenity center

Vines- 33 broken heads replaced- $660
9 lateral line leaks replaced- $900
7 broken connections repaired- $700

Total amount $86,730

Cypress Creek of Hillsborough County CDD approved $68,713.39

Ways to pay

VISA DISCOVER AMEX BANK

Total **$68,713.39**

Overdue 07/14/2026

View and pay

Tab 10

Rizzetta & Company

Cypress Creek of Hillsborough County Community Development District

Financial Statements (Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

cypresscreekcdd.org
rizzetta.com

Cypress Creek of Hillsborough County Community Development District
Balance Sheet
As of 06/30/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	821,239	0	19,335	840,574	0	0
Investments	2	265,409	1,034,356	1,299,767	0	0
Prepaid Expenses	5,685	0	0	5,686	0	0
Fixed Assets	0	0	0	0	13,694,928	0
Amount Available in Debt Service	0	0	0	0	0	1,053,691
Amount To Be Provided Debt Service	0	0	0	0	0	12,061,309
Total Assets	826,926	265,409	1,053,691	2,146,027	13,694,928	13,115,000
Liabilities						
Accounts Payable	95,994	0	0	95,994	0	0
Accrued Expenses	10,189	0	0	10,189	0	0
Other Current Liabilities	98,978	0	0	98,978	0	0
Due To Other	500	0	0	500	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,115,000
Deposits Payable	1,200	0	0	1,200	0	0
Total Liabilities	206,861	0	0	206,861	0	13,115,000
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	254,511	162,173	39,065	455,749	0	0
Total Fund Equity & Other Credits	620,065	265,409	1,053,691	1,939,165	13,694,928	0
Total Liabilities & Fund Equity	826,926	265,409	1,053,691	2,146,027	13,694,928	13,115,000

See Notes to Unaudited Financial Statements

753 General Fund

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	100	100	774	674
Special Assessments				
Tax Roll	1,429,877	1,429,877	1,446,378	16,501
Other Misc. Revenues				
Facilities Rentals	2,500	1,875	1,739	(136)
Miscellaneous Revenue	0	0	516	516
Total Revenues	1,432,477	1,431,852	1,449,407	17,555
Expenditures				
Legislative				
Supervisor Fees	10,000	7,500	8,200	(700)
Total Legislative	10,000	7,500	8,200	(700)
Financial & Administrative				
Accounting Services	22,000	16,500	16,500	0
Administrative Services	4,400	3,300	3,300	0
Arbitrage Rebate Calculation	1,200	900	0	900
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,700	3,700	0	3,700
Dissemination Agent	2,000	2,000	1,500	500
District Engineer	2,500	1,875	5,444	(3,569)
District Management	24,200	18,150	18,150	0
Dues, Licenses & Fees	175	175	575	(400)
Financial & Revenue Collections	4,400	3,300	3,300	0
General Liability & Property Insurance	103,449	103,449	57,552	45,897
Legal Advertising	2,500	1,875	1,883	(8)
Office Supplies	500	375	3,735	(3,360)
Postage & Delivery	500	375	0	375
Room Rentals Expense	1,100	825	0	825
Trustees Fees	9,734	7,300	5,342	1,958
Website Hosting, Maintenance, Backup & E	2,400	2,400	5,202	(2,802)
Total Financial & Administrative	189,758	171,499	127,483	44,016
Legal Counsel				
District Counsel	20,000	15,001	31,515	(16,514)
Total Legal Counsel	20,000	15,001	31,515	(16,514)
Electric Utility Services				
Utility - Electricity	11,400	8,550	975	7,575
Utility - Street Lights	206,000	154,500	151,261	3,238
Utility Services	25,000	18,750	23,531	(4,780)
Total Electric Utility Services	242,400	181,800	175,767	6,033
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,570	10,177	5,376	4,801
Total Garbage/Solid Waste Control Ser-	13,570	10,177	5,376	4,801

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
vices				
Water-Sewer Combination Services				
Utility Services	15,000	11,250	10,691	559
Total Water-Sewer Combination Services	15,000	11,250	10,691	559
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	23,820	17,865	18,266	(401)
Mitigation Area Monitoring & Maintenance	3,200	2,400	0	2,400
Water Quality Monitoring & Testing	2,904	2,178	3,745	(1,567)
Total Stormwater Control	29,924	22,443	22,011	432
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	13,440	10,080	11,400	(1,320)
Field Manager	15,600	11,700	0	11,700
Holiday Decorations	7,000	5,250	0	5,250
Irrigation Maintenance & Repair	10,000	7,500	3,195	4,305
Landscape Inspection Services	15,600	11,700	11,700	0
Landscape Maintenance	344,000	258,000	308,067	(50,067)
Landscape Replacement Plants, Shrubs, Tr	45,000	33,750	1,250	32,500
Maintenance & Repairs	35,000	26,250	24,103	2,147
Miscellaneous Contingency	20,000	15,000	1,781	13,219
Pressure Washing	10,000	7,500	750	6,750
Total Other Physical Environment	515,640	386,730	362,246	24,484
Parks & Recreation				
Amenity Maintenance & Repairs	9,000	6,750	5,212	1,538
Amenity Management Service Contracts	208,553	156,415	190,745	(34,330)
Dues, Licenses & Fees	825	618	242	376
Furniture Repair & Replacement	5,000	3,750	0	3,750
Gate Phone	2,010	1,508	0	1,507
Internet/WiFI	6,180	4,635	4,519	116
Janitorial Service	15,000	11,250	6,965	4,286
Pest Control	3,390	2,542	2,520	22
Pool Repair & Maintenance	1,500	1,125	21,616	(20,490)
Pool Service Contract	34,800	26,100	48,147	(22,047)
Security Camera Maintenance	6,768	5,076	11,674	(6,598)
Security Services & Patrols	88,159	66,119	92,074	(25,955)
Total Parks & Recreation	381,185	285,888	383,714	(97,825)
Special Events				
Special Events	10,000	7,500	9,970	(2,471)
Total Special Events	10,000	7,500	9,970	(2,471)
Contingency				
Miscellaneous Contingency	5,000	3,750	48,821	(45,071)
Total Contingency	5,000	3,750	48,821	(45,071)
Total Expenditures	1,432,477	1,103,538	1,185,794	(82,256)

753 General Fund

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	328,314	263,613	(64,701)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	(9,102)	(9,101)
Total Other Financing Sources(Uses)	0	0	(9,102)	(9,101)
Fund Balance, Beginning of Period	0	0	365,554	365,553
Total Fund Balance, End of Period	0	328,314	620,065	291,751

753 Reserve Fund

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	100	100	5,760	5,660
Special Assessments				
Tax Roll	172,963	172,963	172,963	0
Total Revenues	173,063	173,063	178,723	5,660
Expenditures				
Contingency				
Bank Fees	800	600	0	600
Capital Outlay	273,288	204,966	16,550	188,416
Total Contingency	274,088	205,566	16,550	189,016
Total Expenditures	274,088	205,566	16,550	189,016
Total Excess of Revenues Over(Under) Expenditures	(101,025)	(32,503)	162,173	194,676
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	101,025	101,025	0	(101,025)
Total Other Financing Sources(Uses)	101,025	101,025	0	(101,025)
Fund Balance, Beginning of Period	0	0	103,236	103,236
Total Fund Balance, End of Period	0	68,522	265,409	196,887

753 Debt Service Fund-2015A-1

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	37,315	37,315
Special Assessments				
Tax Roll	1,519,971	1,519,971	1,535,621	15,650
Total Revenues	1,519,971	1,519,971	1,572,936	52,965
Expenditures				
Debt Service				
Interest	664,971	664,971	682,294	(17,323)
Principal	855,000	855,000	855,000	0
Total Debt Service	1,519,971	1,519,971	1,537,294	(17,323)
Total Expenditures	1,519,971	1,519,971	1,537,294	(17,323)
Total Excess of Revenues Over(Under) Expenditures	0	0	35,642	35,642
Fund Balance, Beginning of Period	0	0	915,774	915,774
Total Fund Balance, End of Period	0	0	951,416	951,416

Cypress Creek of Hillsborough County Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,709	2,709
Special Assessments				
Tax Roll	21,393	21,393	21,614	221
Total Revenues	21,393	21,393	24,323	2,930
Expenditures				
Debt Service				
Interest	16,393	16,393	15,900	493
Principal	5,000	5,000	5,000	0
Total Debt Service	21,393	21,393	20,900	493
Total Expenditures	21,393	21,393	20,900	493
Total Excess of Revenues Over(Under) Expenditures	0	0	3,423	3,423
Fund Balance, Beginning of Period	0	0	98,852	98,852
Total Fund Balance, End of Period	0	0	102,275	102,275

Cypress Creek CDD
Investment Summary
June 30, 2026

Account	Investment		Balance as of June 30, 2026
State Board of Administration	Local Governmental Investment Pool	$	2
	Total General Fund Investments	**$**	**2**
Valley National Bank	Governmental Checking	$	265,409
	Total Reserve Fund Investments	**$**	**265,409**
US Bank Series 2015 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$	588,667
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		27,007
US Bank Series 2017A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		75,000
	Total Debt Service Fund Investments	**$**	**1,034,356**

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/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
753, 178						
	753 General Fund	06/24/2026	Charter Communications	2396186062426	Internet /WIFI 06/26	61.02
	753 General Fund	06/24/2026	Complete IT Corp	20424	Eagle Eye Camera 06/26	1,057.50
	753 General Fund	06/11/2026	Florida Fountains & Equipment, LLC	F2026-364	Foutain Repair 06/26	679.50
	753 General Fund	06/30/2026	Jason Hepburn	JH063026	Board of Supervisor Meeting 06/30/26	200.00
	753 General Fund	06/30/2026	Joel Martin	JM063026	Board of Supervisor Meeting 06/30/26	200.00
	753 General Fund	06/30/2026	Nancy Fauci	NF063026	Board of Supervisor Meeting 06/30/26	200.00
	753 General Fund	06/24/2026	Persson, Cohen & Mooney, P.A.	7045	Legal Services 05/26	2,535.00
	753 General Fund	06/01/2026	Pine Lake Services, LLC	9963-1	Landscape Maintenance 05/26	33,966.67
	753 General Fund	06/01/2026	Pine Lake Services, LLC	10182	Landscape Maintenance 06/26	33,967.00
	753 General Fund	06/30/2026	Reece Thomas	RT063026	Board of Supervisor Meeting 06/30/26	200.00
	753 General Fund	06/30/2026	Robens Petit Homme	RH063026	Board of Supervisor Meeting 06/30/26	200.00
	753 General Fund	06/26/2026	TECO	221007595426-062926	J PH 1 & 2 - Streetlights 06/26	2,613.39
	753 General Fund	06/26/2026	TECO	221009579147-062626	Cypress Creek K Phase 3 - Streetlights 06/26	360.85
	753 General Fund	06/26/2026	TECO	211003934828-062926	19 19th Ave. NW - Streetlights 06/26	12,434.93
	753 General Fund	06/25/2026	U.S. Bank	8229631	Trustee Fees S2017A 06/01/26 - 05/31/27	3,591.67
	753 General Fund	06/25/2026	U.S. Bank	8229631	Trustee Fees S2017A 06/01/26 - 05/31/27	1,795.83
	753 General Fund	06/26/2026	Valley National Bank	CC063026-753	Maintenance & Repairs 06/26	61.84
	753 General Fund	06/26/2026	Valley National Bank	CC063026-753	Maintenance & Repairs 06/26	180.25
	753 General Fund	06/26/2026	Valley National Bank	CC063026-753	Maintenance & Repairs 06/26	53.97
	753 General Fund	06/26/2026	Valley National Bank	CC063026-753	Maintenance & Repairs 06/26	52.21
	753 General Fund	06/26/2026	Valley National Bank	CC063026-753	Maintenance & Repairs 06/26	916.83
	753 General Fund	06/15/2026	Vanguard Cleaning Systems of Tampa Bay	117762	Coastwide Professional Trash Bags 06/26	75.15
	753 General Fund	06/30/2026	Waste Management Inc. of Florida	0262696-2206-9	Waste Disposal - 7154 Trent Creek Dr 06/26	250.00
	753 General Fund	06/30/2026	Waste Management Inc. of Florida	0263262-2206-9	Waste Disposal - 9770 Mulberry Marsh Ln 06/26	340.01
Sum for 753, 178						**95,993.62**
Sum for 753						**95,993.62**
Sum Total						**95,993.62**

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
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.

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
July 2026
For Board Approval

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

The total items being presented:

Approval of Expenditures: **$191,784.88**

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bad Boar Trapping and Outfitters, LLC	300288	2544	Hog trap 07/26	$ 1,800.00
Ballenger Landcare, LLC	300266	885	Monthly Water Use Reporting 07/26	$ 1,995.00
Charter Communications	20260713-1	2396186062426	Internet /WIFI 06/26	$ 61.02
Charter Communications	20260721-3	2454480070226	10202 Carp Hollow Road 07/26	$ 62.87
Charter Communications	20260721-3	2454498070226	9770 Mulberry Marsh Ln 07/26	$ 62.87
Complete IT Corp	300257	20424	Eagle Eye Camera 06/26	$ 1,057.50
Complete IT Corp	300267	20566	Access Control 07/26	$ 799.50
Complete IT Corp	300270	740D5A2B-0023	Phone Rental & Lines 07/26	$ 156.07
Cooper Pools Inc.	300281	962	Ladder for Pool repair 07/26	$ 1,107.90
Cooper Pools Inc.	300281	972	Pool Repair 07/26	$ 1,325.76
Cooper Pools Inc.	300279	1959	Pool Service Repair 07/26	$ 452.24
Cooper Pools Inc.	300279	1963	Pool Service Repair 07/26	$ 250.00
Cooper Pools Inc.	300279	1964	Pool Service Repair 07/26	$ 49.02
Cooper Pools Inc.	300284	1990	Pool Repair 07/26	$ 1,505.60

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cooper Pools Inc.	300275	2026-1641	Monthly Commercial Service - July 07/26	$ 3,156.00
Cooper Pools Inc.	300275	2026-1642	Monthly Commercial Service - July 07/26	$ 1,078.00
Cooper Pools Inc.	300275	2026-1643	Monthly Commercial Service - July 07/26	$ 862.00
D.J. Productions - Awesome Parties	300285	26715-64712	Ultimate Foam Party	$ 450.00
Florida Fountains & Equipment, LLC	300282	CL-1396	Pressure Washed Fountain 07/26	$ 175.00
Florida Fountains & Equipment, LLC	300258	F2026-364	Foutain Repair 06/26	$ 679.50
Hillsborough County BOCC	020260720-1	4395900000-062526	7154 Trent Creek Drive 05/26	$ 707.93
Hillsborough County BOCC	020260720-1	6932917329-062526	9770 Mulberry Marsh LN 05/26	$ 162.57
Jason Hepburn	20260706-5	JH063026	Board of Supervisor Meeting 06/30/26	$ 200.00
Jason Hepburn	20260731-9	JH072826	Board of Supervisor Meeting 07/28/26	$ 200.00
Joel Martin	20260706-3	JM063026	Board of Supervisor Meeting 06/30/26	$ 200.00
Joel Martin	20260731-6	JM072826	Board of Supervisor Meeting 07/28/26	$ 200.00
Massey Services, Inc.	20260731-10	71587645	Pest Control Services 07/26	$ 60.00
Massey Services, Inc.	20260731-10	71588294	Pest Control Services 07/26	$ 120.00

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Massey Services, Inc.	20260731-10	71681670	Pest Control Services 07/26	$ 100.00
Mastiff Mounds LLC	300271	4321-3020-260701-8-3476300	Pet Waste Management 0726	$ 1,120.00
Nancy Fauci	20260706-2	NF063026	Board of Supervisor Meeting 06/30/26	$ 200.00
Nancy Fauci	20260731-8	NF072826	Board of Supervisor Meeting 07/28/26	$ 200.00
Persson, Cohen & Mooney, P.A.	300259	7045	Legal Services 05/26	$ 2,535.00
Pine Lake Services, LLC	300264	10182	Landscape Maintenance 06/26	$ 33,967.00
Pine Lake Services, LLC	300272	10395	Maintenance 07/26	$ 33,967.00
Pine Lake Services, LLC	300272	10459	Irrigation Repairs 07/26	$ 8,000.00
Pine Lake Services, LLC	300272	10460	Irrigation Repair 07/26	$ 10,300.00
Pine Lake Services, LLC	300283	10535	Repairs made on the pressure vacuum at the pump 07/26	$ 1,079.61
Pine Lake Services, LLC	300291	10584	faceplate of clock 7 was found not functional 07/26	$ 788.24
Reece Thomas	20260706-4	RT063026	Board of Supervisor Meeting 06/30/26	$ 200.00
Reece Thomas	20260731-5	RT072826	Board of Supervisor Meeting 07/28/26	$ 200.00
Rizzetta & Company, Inc.	300265	INV0000110676	Administrative Services 07/26	$ 6,250.01

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300268	INV0000110725	General Management & Oversight 07/26	$ 13,693.47
Rizzetta & Company, Inc.	300276	INV0000110804	Out of Pocket Expense June Service 07/26	$ 649.88
Rizzetta & Company, Inc.	300280	INV0000110850	Personnel Reimbursement 07/26	$ 12,579.60
Robens Petit Homme	20260706-1	RH063026	Board of Supervisor Meeting 06/30/26	$ 200.00
Robens Petit Homme	20260731-7	RH072826	Board of Supervisor Meeting 07/28/26	$ 200.00
SafeTouch, LLC	300277	21944	Monthly Services 07/26	$ 150.00
Signal 88 Franchise Group, Inc.	300287	US 182311	Patrol Services 07/26	$ 11,756.03
Sitex Aquatics, LLC	300278	11308-b	Monthly Lake Maintenance: 20 Waterways 07/26	$ 2,908.00
TECO	20260730-1	211003933580-070826	15592 Cypress Creek Blvd 06/26	$ 70.22
TECO	20260731-1	211003933838-070926	15491 Cypress Creek Blvd 06/26	$ 214.03
TECO	20260730-1	211003934034-070826	15441 Cypress Creek Blvd 06/26	$ 30.62
TECO	20260730-1	211003934265-070826	7152 Trent Creek Dr. Pump 06/26	$ 99.08
TECO	20260730-1	211003934406-070826	7154 Trent Creek Dr 06/26	$ 777.29
TECO	20260730-1	211003934620-070826	10116 Geese Trail Cr 06/26	$ 2,032.85

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20260721-1	211003934828-062926	19 19th Ave. NW - Streetlights 06/26	$ 12,434.93
TECO	20260730-1	221001581182-070826	4470 NE 19 Ave 06/26	$ 64.43
TECO	20260730-1	221003904697-070826	10202 Carp Hollow Rd 06/26	$ 406.60
TECO	20260730-1	221007372990-070826	9770 Mulberry Marsh Ln 06/26	$ 603.94
TECO	20260721-1	221007595426-062926	J PH 1 & 2 - Streetlights 06/26	$ 2,613.39
TECO	20260730-1	221007730122-070826	15536 Wicked Strong St 06/26	$ 113.53
TECO	20260730-1	221009578578-070826	10008 MERRY FAWN CT, A 06/26	$ 265.59
TECO	20260720-1	221009579147-062626	Cypress Creek K Phase 3 - Streetlights 06/26	$ 360.85
The Observer Group, Inc.	300289	26-02385H	Legal Advertising 07/26	$ 485.62
Triple D Fencing	300273	4725	Dog Park-Fence 07/26	$ 1,500.00
U.S. Bank	300269	8229631	Trustee Fees S2017A 06/01/26 - 05/31/27	$ 5,387.50
Valley National Bank	20260728-1	CC063026-753	Maintenance & Repairs 06/26	$ 1,265.10
Vanguard Cleaning Systems of NE Florida	300274	117813	Monthly Service 07/26	$ 710.00
Vanguard Cleaning Systems of Tampa Bay	300262	117762	Coastwide Professional Trash Bags 06/26	$ 75.15

Cypress Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Vanguard Cleaning Systems of Tampa Bay	300290	118004	Janitorial Service 07/26	$ 159.75
Vanguard Cleaning Systems of Tampa Bay	300294	118209	Monthly Service May-Aug Increase Charge 07/26	$ 1,544.21
Waste Management Inc. of Florida	072126-02	0262696-2206-9	Waste Disposal - 7154 Trent Creek Dr 06/26	$ 250.00
Waste Management Inc. of Florida	072126-02	0263262-2206-9	Waste Disposal - 9770 Mulberry Marsh Ln 06/26	$ 340.01
Total				**$ 191,784.88**

Invoice #2544



BAD BOAR TRAPPING & OUTFITTERS LLC.

Customer: Cypress Creek CDD

Date: 7-24-26

Job Description/Location:

Balance Due for services rendered; July

Hog trap: $1,800.00

TOTAL BALANCE DUE: $1,800.00

Acknowledgment

Bad Boar Trapping & Outfitters, LLC Representative: Donald R. Buzbee, Jr.

Alexa Vigneau

BALLENGER LANDCARE

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

Invoice 885

Date	PO#
07/01/26	
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 July 2026				**$1,995.00**

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$1,995.00	$245.00	$0.00	$0.00	$0.00

Spectrum BUSINESS

June 24, 2026
Invoice Number: 2396186062426
Account Number: **8337 12 028 2396186**

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

Auto Pay Notice

NEWS AND INFORMATION

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

Summary

Service from 06/24/26 through 07/23/26 details on following pages

Previous Balance	66.02
Payments Received -Thank You!	-66.02
Remaining Balance	**$0.00**
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
Taxes, Fees and Charges	1.02
Current Charges	$61.02
YOUR AUTO PAY WILL BE PROCESSED 07/11/26	
Total Due by Auto Pay	**$61.02**

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 06252026 NNNNNNNN 01 997175

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

June 24, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2396186062426
Account Number: 8337 12 028 2396186
Service At: 7154 TRENT CREEK DR
RUSKIN FL 33573-0308

Total Due by Auto Pay **$61.02**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028239618600061028

CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2396186062426
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 06252026 NNNNNNNN 01 997175

Charge Details

Previous Balance		66.02
EFT Payment	06/11	-66.02
Remaining Balance		**$0.00**

Payments received after 06/24/26 will appear on your next bill.

Service from 06/24/26 through 07/23/26

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00
Your promotional price will expire on 04/23/2027	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$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 04/23/2028	
	$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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
Federal Universal Service Fund	0.74
Taxes, Fees and Charges Total	$1.02
Current Charges	**$61.02**
Total Due by Auto Pay	**$61.02**

Billing Information

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

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

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

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

Continued on the next page....

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

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

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

CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2396186062426
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 06252026 NNNNNNNN 01 997175

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.

Spectrum BUSINESS

July 2, 2026
Invoice Number: 2454480070226
Account Number: **8337 12 028 2454480**

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

Auto Pay Notice

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

Summary

Service from 07/02/26 through 08/01/26 details on following pages

Previous Balance	68.21
Payments Received -Thank You!	-68.21
Remaining Balance	**$0.00**
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
Taxes, Fees and Charges	2.87
Current Charges	$62.87
YOUR AUTO PAY WILL BE PROCESSED 07/19/26	
Total Due by Auto Pay	**$62.87**

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Give your customers the sports, news and TV entertainment they want with TV Premier for $70/mo. by calling 1-866-392-2904.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 07032026 NNNNNNNN 01 994341

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

July 2, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480070226
Account Number: 8337 12 028 2454480
Service At: 10202 CARP HOLLOW RD
SUN CITY CENTER FL 33573-6780

Total Due by Auto Pay $62.87

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120282454480000062877

CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454480070226
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 07032026 NNNNNNNN 01 994341

Charge Details

Previous Balance		68.21
EFT Payment	06/19	-68.21
Remaining Balance		**$0.00**

Payments received after 07/02/26 will appear on your next bill.

Service from 07/02/26 through 08/01/26

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00
Your promotional price will expire on 05/01/2027	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$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 05/01/2028	
	$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	0.78
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	1.32
Taxes, Fees and Charges Total	$2.87

Current Charges	**$62.87**
Total Due by Auto Pay	**$62.87**

Billing Information

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

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

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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

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

CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454480070226
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 07032026 NNNNNNNN 01 994341

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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.

July 2, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454480070226

Account Number: 8337 12 028 2454480

Spectrum BUSINESS

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 02 07032026 NNNNNNN 01 994341

Spectrum BUSINESS

July 2, 2026
Invoice Number: 2454498070226
Account Number: **8337 12 028 2454498**

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

Auto Pay Notice

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

Summary

Service from 07/02/26 through 08/01/26 details on following pages

Previous Balance	68.21
Payments Received -Thank You!	-68.21
Remaining Balance	**$0.00**
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
Taxes, Fees and Charges	2.87
Current Charges	$62.87
YOUR AUTO PAY WILL BE PROCESSED 07/19/26	
Total Due by Auto Pay	**$62.87**

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Give your customers the sports, news and TV entertainment they want with TV Premier for $70/mo. by calling 1-866-392-2904.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 02 07032026 NNNNNNNN 01 994340

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

July 2, 2026

CYPRESS CREEK OF HILLSBOROUGH

Invoice Number: 2454498070226
Account Number: 8337 12 028 2454498
Service At: 9770 MULBERRY MARSH LN
RUSKIN FL 33573-0227

Total Due by Auto Pay **$62.87**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

83371202824544980006287 7

CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454498070226
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 07032026 NNNNNNNN 01 994340

Charge Details

Previous Balance		68.21
EFT Payment	06/19	-68.21
Remaining Balance		**$0.00**

Payments received after 07/02/26 will appear on your next bill.

Service from 07/02/26 through 08/01/26

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-130.00
Your promotional price will expire on 05/01/2027	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$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 05/01/2028	
	$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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
State and Local Sales Tax	0.01
Federal Universal Service Fund	0.78
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	1.32
Taxes, Fees and Charges Total	$2.87

Current Charges	**$62.87**
Total Due by Auto Pay	**$62.87**

Billing Information

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

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

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

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

Continued on the next page....

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

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

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

CYPRESS CREEK OF HILLSBOROUGH
Invoice Number: 2454498070226
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 07032026 NNNNNNNN 01 994340

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.

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20424
Invoice Date	06-24-26
Balance Due	**$1,057.50**

Item	Description	Unit Cost	Quantity	Line Total
Notes	== round about camera ==	$0.00	1.0	$0.00
EEN Starlight Camera	Eagle Eye Camera DT03 Outdoor Turret 4Mpix, NDAA, Starlight, WhiteLED, IP66, 2.8mm lens, microphone, AudioI/O, I/O, POE, SDCard	$580.00	1.0	$580.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	$165.00	2.5	$412.50
(none)	een back box - includes 3/4 pipe and new LB	$65.00	1.0	$65.00

Subtotal	**$1,057.50**
Tax	$0.00
Invoice Total	$1,057.50
Payments	$0.00
Credits	$0.00
Balance Due	**$1,057.50**



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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20566
Invoice Date	07-01-26
Balance Due	**$799.50**

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

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



Invoice

Invoice number **740D5A2B-0023**
Date of issue July 1, 2026
Date due July 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

$156.07 USD due July 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 June 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	$2.22	$2.22
Tax - FEDERAL NANPA FUND	1	$0.01	$0.01
Tax - FEDERAL UNIVERSAL SERVICE FUND	1	$20.99	$20.99
Tax - FCC REGULATORY FEE	1	$0.27	$0.27

Subtotal	$156.07
Total	$156.07
Amount due	**$156.07 USD**

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/14/2026	$1,107.90	07/15/2026

Cypress Creek CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614

INVOICE NO. 962

Order No.:
Quote No.: 1101
Job No.: 1622
Site Address: 7154 Trent Creek Drive
Greater Sun Center FL 33573

Technician Findings – Ladder Safety Concern
During the inspection, our technician observed that the **top ladder tread is missing** from the pool ladder. In addition, the ladder was found to be **loose and unstable**, indicating that it is no longer securely anchored.
For the safety of pool users, we recommend that the ladder be **properly reset with new anchor compound**, and that the **missing top tread be replaced** before the ladder is returned to service.
A loose or damaged ladder presents a potential safety hazard and should be repaired promptly to help ensure safe ingress and egress from the pool and to maintain compliance with applicable safety standards.
Recommended Repairs:

- Reset and secure the existing pool ladder.
- Replace the missing top ladder tread.
- Inspect all ladder hardware and anchors during the repair to verify proper operation and stability.

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Ladder Reset	1.00	$960.00	$960.00
SR Smith Steel Elite Ladder Tread w/o Hardware	1.00	$87.26	$87.26
SR Smith Hardware Kit	1.00	$60.64	$60.64
		Sub-Total ex Tax	$1,107.90
		Tax	$0.00
		Total	$1,107.90

Sub-Total ex Tax	$1,107.90
Tax	$0.00
Total inc Tax	$1,107.90
Amount Applied	$0.00
Balance Due	$1,107.90

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/14/2026	$1,107.90	07/15/2026

INVOICE NO. 962

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. 962

DUE DATE:	08/14/2026	AMOUNT DUE:	$1,107.90

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/17/2026	$1,325.76	07/18/2026

Accounts Payable
Cypress Creek CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614

INVOICE NO. 972

Order No.:
Quote No.: 1122
Job No.: 1655
Site Address: 7154 Trent Creek Drive
Greater Sun Center FL 33573

During our recent service visit, our technician completed an inspection of your pool equipment and identified several components that should be replaced to help maintain proper system performance and reliability.

The following items are recommended:

- **Replace (1) 300 sq. ft. Cartridge Filter Element** – The existing cartridge has reached the end of its service life and is no longer filtering efficiently. Replacing the filter element will improve water clarity, circulation, and overall system performance.
- **Replace (1) High-Temperature Union** – The current union is worn and should be replaced to help ensure a secure, leak-free connection within the equipment system.
- **Replace (1) Pressure Gauge** – The existing pressure gauge is no longer providing accurate pressure readings, making it difficult to properly monitor filter performance and determine when cleaning or maintenance is required.

Replacing these components will help keep your filtration system operating efficiently and reduce the likelihood of unexpected equipment issues.

Should you have any questions, please feel free to contact our office at **844-766-5256** or reply to this email.

Thank you for choosing **Cooper Pools**. We appreciate the opportunity to maintain your facility and look forward to continuing to provide you with exceptional service

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
2"MPTx2"S HI-TEMP UNION W/ ORING	1.00	$29.71	$29.71
2"S SCH40 PVC 90 ELL	2.00	$3.92	$7.84
2" 0-60 PSI 0.25" BTM Mount Plastic Pressure Gauge	1.00	$10.02	$10.02
300SQF PLM CARTRIDGE ELEMENT	1.00	$1,008.19	$1,008.19
Commercial installation / Labor			$270.00
		Sub-Total ex Tax	$1,325.76
		Tax	$0.00
		Total	$1,325.76

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/17/2026	$1,325.76	07/18/2026

INVOICE NO. 972

Sub-Total ex Tax	$1,325.76
Tax	$0.00
Total inc Tax	$1,325.76
Amount Applied	$0.00
Balance Due	$1,325.76

How To Pay

INVOICE NO. 972

Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call *844-766-5256* *to pay over the phone.*

DUE DATE:	08/17/2026	AMOUNT DUE:	$1,325.76

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1959
Invoice Date: 7/7/2026
Due Date: 8/7/2026

Bill To: Cypress Creek Orchids
Cypress Creek Orchids3434 Collwell Ave Unit 200
Tampa, FL 33614

LOCATION: 10202 Carp Hollow Rd, Sun City Center

Item	Description	Qty	Rate	Amount
Silver Algaedyn Black Algae Treatment 1 qt treats 20000 gallons	Silver Algaedyn Black Algae Treatment 20000 gallons	2.00	$101.12	$202.24
Black Algae Dive	Black Algae Dive	1.00	$250.00	$250.00

Subtotal: $452.24
Tax: $0.00
Total: $452.24
Amount Due: $452.24

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1963
Invoice Date: 7/8/2026
Due Date: 8/8/2026

Bill To: Cypress Creek CDD
Cypress Creek CDD3434 Colwell Ave Unit 200
Tampa, FL 33614

LOCATION: 7154 Trent Creek Dr, Ruskin

Item	Description	Qty	Rate	Amount
Biohazard Cleanup (Throw Up)	Biohazard Cleanup (Throw Up)	1.00	$250.00	$250.00

Subtotal: $250.00
Tax: $0.00
Total: $250.00
Amount Due: $250.00

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1964
Invoice Date: 7/6/2026
Due Date: 8/6/2026

Bill To: Cypress Creek Orchids
Cypress Creek Orchids3434 Collwell Ave Unit 200
Tampa, FL 33614

LOCATION: 10202 Carp Hollow Rd, Sun City Center

Item	Description	Qty	Rate	Amount
6 PVC SCH40 SOC COUPLING	6 PVC SCH40 SOC COUPLING	2.00	$24.51	$49.02

Subtotal: $49.02
Tax: $0.00
Total: $49.02
Amount Due: $49.02

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1990
Invoice Date: 7/21/2026
Due Date: 8/21/2026

Bill To: Cypress Creek CDD
Cypress Creek CDD3434 Colwell Ave Unit 200
Tampa, FL 33614

LOCATION: 7154 Trent Creek Dr, Ruskin

Item	Description	Qty	Rate	Amount
Black Algae Dive	Black Algae Dive	4.00	$250.00	$1,000.00
Silver Algaedyn Black Algae Treatment 1 qt treats 20000 gallons	Silver Algaedyn Black Algae Treatment 20000 gallons	5.00	$101.12	$505.60

Subtotal: $1,505.60
Tax: $0.00
Total: $1,505.60
Amount Due: $1,505.60

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:Cypress Creek CDD

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

Ship to
Cypress Creek CDD
7154 Trent Creek Dr
Ruskin, FL 33614

Invoice details
Invoice no.: 2026-1641
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Service July 2026**	Monthly Commercial Service - July 2026	1	$3,156.00	$3,156.00

Total **$3,156.00**

Ways to pay

VISA MC DISCOVER AMEX BANK PayPal venmo affirm

View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:Cypress Creek Maples Townhomes

Bill to
Cypress Creek Maples Townhomes
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Cypress Creek Maples Townhomes
9770 Mulberry Marsh Lane
Sun City Center, FL 33573

Invoice details
Invoice no.: 2026-1642
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Service July 2026**	Monthly Commercial Service - July 2026	1	$1,078.00	$1,078.00

Total **$1,078.00**

Ways to pay

VISA MC DISCOVER AMEX BANK PayPal venmo affirm

View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:Cypress Creek Orchids

Bill to
Cypress Creek Orchids
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Cypress Creek Orchids
10202 Carp Hollow Rd
Sun City Center, FL 33573

Invoice details
Invoice no.: 2026-1643
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Service July 2026**	Monthly Commercial Service - July 2026	1	$862.00	$862.00

Total **$862.00**

Ways to pay

View and pay

Invoice /Confirmation

Awesome Parties
D.J. Productions

George Schmitt DBA Awesome Party Inflatables
135 Star Shell Dr., Apollo Beach, FL 33572
813.679.8534
http://www.AwesomeFoamParty.com
skipper@awesomefoamparty.com

INVOICE /CONFIRMATION #26715-64712

CUSTOMER COPY

RENTED TO:
Cypress Creek CDD
3434 Colwell Ave, Ste200
Tampa, FL 33614
(813) 763-5321

RESERVATION DATE	08/08/2026
RESERVATION TIME	10:00am-12:00pm
PAYMENT TYPE	Check, credit card, cash
DEPOSIT DUE DATE	08/08/2026
REFERRED BY	

QTY	DESCRIPTION	PRICE	AMOUNT
1	Ultimate Foam Party (2hrs) Foam Cannon	$450.00	$ 450.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
	Please provide access to water and electricity.		$ 0.00
	SET UP: 7154 Trent Creek Dr, Ruskin, FL		$ 0.00
		TOTAL	$ 450.00
	THANK YOU FOR YOUR BUSINESS!	DEPOSIT DUE ON 08/08/2026	$0.00
		AMOUNT DUE ON DELIVERY	$450.00

Pickup Inspection ____/____ Approved

____/____ Denied
Reason:

DELIVERY DIRECTIONS:

17252 Alico Center Rd. Suite 2
Fort Myers, FL 33967
Admin@flfountains.com
(239) 567-3030

Invoice

Date	Invoice #
7/16/2026	CL-1396

Florida Fountains & Equipment, LLC

Bill To	Location
Cypress Creek c/o Governmental Management Services 4530 Eagle Falls Place Tampa, FL 33619	Cypress Creek c/o Governmental Management Services 18842 N. Dale Mabry Hwy Lutz, FL 33548

Fountain #	Warranty Expires	Technician	Customer PO	Due Date
July Cleaning 2026		EM		8/15/2026

Serviced	Description	Qty	U/M	Rate	Amount
7/15/2026	Our tech was onsite to perform and complete the stated work as per approved proposal #2023-1000. Examine control panel Inspect all relays and contactors Inspect time clocks/photo cells to make sure they are functioning properly Meggar test motor and light cables (check cables for moisture) Clean (pressure wash) fountain, nozzle, screen and light fixtures Cleaning to be done: 4 times per year Next scheduled cleaning is October 2026 The amp levels are as follows: 5HP RED: 11.2 BLACK: 15.6 YELLOW: 17.3 All lights working Timer set to 7am - 11pm	1		175.00	175.00

Thank you for your business.

Subtotal	$175.00
Sales Tax (7.5%)	$0.00
Total	$175.00
Payments/Credits	$0.00
Balance Due	$175.00

Terms and Conditions
Please send payment within 30 days of receiving this invoice. There will be a 4.0% service charge on Credit Card payments. Please be sure to include invoice number on the check.

17252 Alico Center Rd. Suite 2
Fort Myers, FL 33967
Admin@flfountains.com
(239) 567-3030

Invoice

Date	Invoice #
6/11/2026	F2026-364

Florida Fountains & Equipment, LLC

Bill To	Location
Cypress Creek	Merry Fawn Ct. Sun City Center, FL 33573

Fountain #	Warranty Expires	Technician	Customer PO	Due Date
Start Box		Justi		7/11/2026

Serviced	Description	Qty	U/M	Rate	Amount
6/10/2026	This invoice is to Cypress Creek for the purchase and installation of (1) 5hp start box and (1) photocell for the onsite fountain from Florida Fountains & Equipment.				
	Our techs were onsite to perform and complete the stated work as per approved proposal #2026-364.				
	5HP Start Box	1		299.00	299.00T
	Intermatic K4121C 1800 Watt "T" Stern Mounting Photo Control	1		42.50	42.50T
	Labor to perform described work @ $169.00/hr	2		169.00	338.00

Thank you for your business.

Subtotal	$679.50
Sales Tax (0.00)	$0.00
Total	$679.50
Payments/Credits	$0.00
Balance Due	$679.50

Terms and Conditions
Please send payment within 30 days of receiving this invoice. There will be a 4.0% service charge on Credit Card payments. Please be sure to include invoice number on the check.

Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	06/25/2026	07/16/2026

Summary of Account Charges

Previous Balance	$683.59
Net Payments - Thank You	$-683.59
Total Account Charges	**$707.93**
AMOUNT DUE	**$707.93**

Important Message

This account has ACH payment method

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

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4395900000

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

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

5,264.0

DUE DATE	07/16/2026

Auto Pay Scheduled
DO NOT PAY

00439590000001 00000707935

Hillsborough County Florida

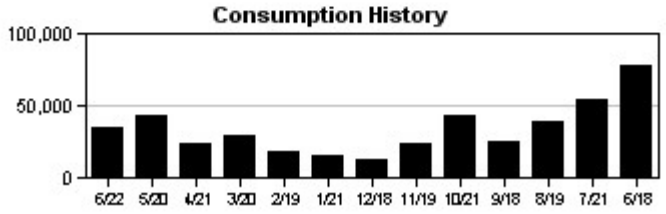
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	06/25/2026	07/16/2026

Service Address: 7154 TRENT CREEK DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53609529	05/20/2026	56269	06/22/2026	56592	32300 GAL	ACTUAL	WATER
53609528	05/20/2026	17896	06/22/2026	17917	2100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$103.89
Water Base Charge	$128.33
Water Usage Charge	$38.53
Sewer Base Charge	$54.88
Sewer Usage Charge	$14.85
Total Service Address Charges	**$347.02**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH CDD	4395900000	06/25/2026	07/16/2026

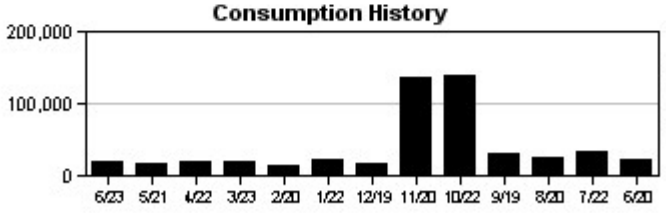
Service Address: 10202 CARP HOLLOW RD

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61040499	05/21/2026	31705	06/23/2026	31900	19500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$58.89
Water Base Charge	$35.58
Water Usage Charge	$34.45
Sewer Base Charge	$87.58
Sewer Usage Charge	$137.87
Total Service Address Charges	**$360.91**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD	6932917329	06/25/2026	07/16/2026

Service Address: 9770 MULBERRY MARSH LN

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54694433	05/21/2026	4201	06/23/2026	4271	7000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$21.14
Water Base Charge	$22.68
Water Usage Charge	$7.84
Sewer Base Charge	$54.88
Sewer Usage Charge	$49.49

Summary of Account Charges

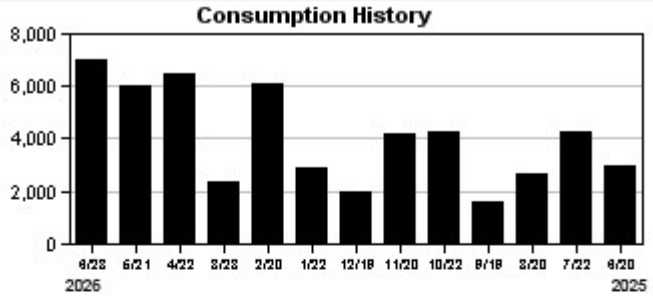
Previous Balance	$151.36
Net Payments - Thank You	$-151.36
Total Account Charges	**$162.57**
AMOUNT DUE	**$162.57**

Important Message

This account has ACH payment method

Notice

***DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 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

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

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

8,377 0

DUE DATE	07/16/2026

Auto Pay Scheduled
DO NOT PAY

0069329173293 00000162578

Cypress Creek CDD

Meeting Date: 06-30-2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	7:00p
Meeting End Time:	9:07p
Total Meeting Time:	

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan

Cypress Creek CDD

Meeting Date: 07-28-2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	7:00p
Meeting End Time:	8:23p
Total Meeting Time:	

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan

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

Invoice #: 71587645
Account #: 9483891
Dated: Jul 28, 2026

Invoice

Description	Amount	Discount	Tax	Adjustment	Total
9770 Mulberry Marsh Ln Sun City Center FL 33573					
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 #: 71588294
Account #: 9483891
Dated: Jul 28, 2026

Invoice

Description	Amount	Discount	Tax	Adjustment	Total
7154 Trent Creek Dr Sun City Center FL 33573					
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 #: 71681670
Account #: 9483891
Dated: Jul 28, 2026

Invoice

Description	Amount	Discount	Tax	Adjustment	Total
10202 Carp Holw Rd Sun City Center FL 33573					
Comm Pest Prevention	$100.00	($0.00)	$0.00	$0.00	$100.00
Invoice Total:					**$100.00**

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	**07-01-2026 - 07-31-2026**
Date Created	**07-01-2026**
Due Date	**07-26-2026**

INVOICE 4321-3020-260701-8-3476300

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

Thank you!

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

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

INVOICE

Invoice # 7045
Date: 06/01/2026
Due On: 07/01/2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$2,535.00	) - (	$0.00	) =	$2,535.00

CypressCreek

District Attorney Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	KA	05/04/2026	Continuation of drafting month-to-month landscape agreement with Pine Lake while the District conducts an RFP.	2.00	$338.00	$676.00
Service	AHC	05/04/2026	Review draft month to month landscape agreement prepared by associate counsel. Revise agreement and e-mail to District Manager for review/comment and coordination of execution, copy to Chairman.	0.25	$338.00	$84.50
Service	AHC	05/05/2026	Review e-mails re: incident at amenity center. Brief tele-conv. with District Manager re: Getz contract payment.	0.25	$338.00	$84.50
Service	KA	05/07/2026	Review quote from Triple D and respond to District Manager regarding whether it meets insurance levels.	0.20	$338.00	$67.60
Service	AHC	05/18/2026	Prepare draft Budget Resolution setting public hearing and e-mail to management.	0.25	$338.00	$84.50
Service	AHC	05/19/2026	Initial review of agenda package for 5/26 CDD meeting.	0.25	$338.00	$84.50

Service	AHC	05/20/2026	Prepare Notice of Qualification with associate counsel and correspond with District Manager.	0.25	$338.00	$84.50
Service	KA	05/20/2026	Draft a notice of qualifying period. Send notice to Nancy Bregg at Rizzetta for publishing.	0.30	$338.00	$101.40
Service	AHC	05/26/2026	Continued review of agenda package. Final preparation for CDD meeting and attend meeting virtually.	3.25	$338.00	$1,098.50
Service	AHC	05/27/2026	Follow-up on action items from 5/26 CDD meeting.	0.25	$338.00	$84.50
Service	AHC	05/28/2026	Virtual meeting with District Manager to discuss Solitude contract issues.	0.25	$338.00	$84.50

Subtotal	**$2,535.00**
Total	**$2,535.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7045	07/01/2026	$2,535.00	$0.00	$2,535.00

Outstanding Balance	**$2,535.00**
Total Amount Outstanding	**$2,535.00**

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.

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/26	10182
Terms	**Due Date**
Net 30	07/01/26

BILL TO	PROPERTY
Matthew O'Nolan Rizzetta & Co. 4530 Eagle Falls Place Tampa, FL 33619	Cypress Creek CDD 4530 Eagle Falls Place, Tampa, FL 33619

Amount Due	Enclosed
$33,967.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8387 - Cypress Creek CDD Maintenance Proposal 4.14.26 June 2026		**$33,967.00**	**$0.00**	**$33,967.00**
	Total		**$33,967.00**	**$0.00**	**$33,967.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10395
Terms	**Due Date**
Net 30	07/31/26

BILL TO	PROPERTY
Matthew O'Nolan Rizzetta & Co. 4530 Eagle Falls Place Tampa, FL 33619	Cypress Creek CDD 7154 Trent Creek Drive Sun City Center, FL 33573

Amount Due	Enclosed
$33,967.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8387 - Cypress Creek CDD Maintenance Proposal 4.14.26 July 2026		**$33,967.00**	**$0.00**	**$33,967.00**
	Total		**$33,967.00**	**$0.00**	**$33,967.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10459
Terms	**Due Date**
Net 30	07/31/26

BILL TO	PROPERTY
Matthew O'Nolan Rizzetta & Co. 4530 Eagle Falls Place Tampa, FL 33619	Cypress Creek CDD 7154 Trent Creek Drive Sun City Center, FL 33573

Amount Due	Enclosed
$8,000.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8967 - Cypress Creek CDD- Initial Irrigation Inspection		**$8,000.00**	**$0.00**	**$8,000.00**
	Fuel Surcharge		*$0.00*	*$0.00*	*$0.00*
	Clock 1		*$0.00*	*$0.00*	*$0.00*
	Clock 2 Dog Park		*$0.00*	*$0.00*	*$0.00*
	Clock 3		*$4,000.00*	*$0.00*	*$4,000.00*
	Rainbird #4		*$0.00*	*$0.00*	*$0.00*
	Clock 5 The Vines		*$0.00*	*$0.00*	*$0.00*
	Clock 6		*$0.00*	*$0.00*	*$0.00*
	Clock 7		*$4,000.00*	*$0.00*	*$4,000.00*
	Total		**$8,000.00**	**$0.00**	**$8,000.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10460
Terms	**Due Date**
Net 30	07/31/26

BILL TO	PROPERTY
Matthew O'Nolan Rizzetta & Co. 4530 Eagle Falls Place Tampa, FL 33619	Cypress Creek CDD 7154 Trent Creek Drive Sun City Center, FL 33573

Amount Due	Enclosed
$10,300.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#9026 - Cypress Creek CDD- Initial Irrigation Wire Tracking		**$10,300.00**	**$0.00**	**$10,300.00**
	Clock 1		*$0.00*	*$0.00*	*$0.00*
	Fuel Surcharge		*$0.00*	*$0.00*	*$0.00*
	Clock 2 Dog Park		*$0.00*	*$0.00*	*$0.00*
	Clock 3		*$5,000.00*	*$0.00*	*$5,000.00*
	Rainbird #4		*$0.00*	*$0.00*	*$0.00*
	Clock 5 The Vines		*$0.00*	*$0.00*	*$0.00*
	Clock 6		*$0.00*	*$0.00*	*$0.00*
	Clock 7		*$5,300.00*	*$0.00*	*$5,300.00*
	Total		**$10,300.00**	**$0.00**	**$10,300.00**

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
07/16/26	10535
Terms	**Due Date**
Net 30	08/15/26

BILL TO	PROPERTY
Matthew O'Nolan Rizzetta & Co. 4530 Eagle Falls Place Tampa, FL 33619	Cypress Creek CDD 7154 Trent Creek Drive Sun City Center, FL 33573

Amount Due	Enclosed
$1,079.61	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$1,079.61	**$0.00**	**$1,079.61**
	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 to be made on the pressure vacuum at the pump.				
	Irrigation Enhancement		*$1,079.61*	*$0.00*	*$1,079.61*
	Total		**$1,079.61**	**$0.00**	**$1,079.61**

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
07/27/26	10584
Terms	**Due Date**
Net 30	08/26/26

BILL TO	PROPERTY
Matthew O'Nolan Rizzetta & Co. 4530 Eagle Falls Place Tampa, FL 33619	Cypress Creek CDD 7154 Trent Creek Drive Sun City Center, FL 33573

Amount Due	Enclosed
$788.24	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$788.24	**$0.00**	**$788.24**

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.

During the repairs for the initial inspection, the faceplate of clock 7 was found not functional. There is confirmed power running to it and this faceplate was working during the initial inspection.



Irrigation Enhancement	*$788.24*	*$0.00*	*$788.24*
Total	**$788.24**	**$0.00**	**$788.24**

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

Invoice

Date	Invoice #
7/2/2026	INV0000110676

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	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 #
7/2/2026	INV0000110725

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,250.00	$1,250.00
Personnel Reimbursement	1.00	$12,443.47	$12,443.47

Subtotal	$13,693.47
Total	$13,693.47

Amenities
Employee Expenses
7/03/2026

	Cypress Creek CDD
Employee Expenses	
Salaries - Amenity Management	$9,053.01
Payroll Taxes	693.09
Insurance	588.01
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	2,004.35
Payroll Expenses - Work Comp	105.01
Total Employee Expenses	**12,443.47**

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

Invoice

Date	Invoice #
7/1/2026	INV0000110804

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
EE RECRUITING	113.48	$1.00	$113.48
Enumerate (Community App)	403.80	$1.00	$403.80
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	82.60	$1.00	$82.60

Subtotal	$649.88
Total	$649.88

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

Invoice

Date	Invoice #
7/17/2026	INV0000110850

Bill To:

Cypress Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$12,579.60	$12,579.60

Subtotal	$12,579.60
Total	$12,579.60

Amenities
Employee Expenses
7/17/2026

	Cypress Creek CDD
Employee Expenses	
Salaries - Amenity Management	$9,157.56
Payroll Taxes	702.69
Insurance	588.01
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	2,025.11
Payroll Expenses - Work Comp	106.23
Total Employee Expenses	**12,579.60**

Invoice

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

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

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	07/01/2026	21944	07/31/2026	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_182311
Invoice Date	2026-07-01
Due Date:	2026-07-16
Terms:	NET15
Customer ID:	94644
Customer PO:	
Amount Due:	**$11,756.03**

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
2026-07-01-2026-07-31	Roving Patrol Tours - Cypress Patrol - Holiday: : Service Location: Cypress Creek of Hillsborough CDD	5	$51.75	$258.75
2026-07-01-2026-07-31	Dedicated Security Officer - Dedicated - Holiday: : Service Location: Cypress Creek of Hillsborough CDD	8	$56.11	$448.88
2026-07-01-2026-07-31	Roving Patrol Tours - Cypress Patrol: : Service Location: Cypress Creek of Hillsborough CDD	60	$34.50	$2,070.00
2026-07-01-2026-07-31	Dedicated Security Officer - Dedicated : : Service Location: Cypress Creek of Hillsborough CDD	240	$37.41	$8,978.40

Subtotal	$11,756.03
Sales tax	$0.00
1) FLORIDA FL STATE TAX (6)	$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	$0.00
Total	$11,756.03

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Cypress Creek CDD
Rizzetta
3434 Colewell Ave unit 200
Tampa, FL 33614

Invoice details
Invoice no.: 11308-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance: 20 Waterways	1	$2,908.00	$2,908.00

Total **$2,908.00**

Ways to pay

BANK

View and pay

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 08, 2026

Amount Due:	$70.22

Due Date: July 29, 2026
Account #: 211003933580

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$45.85
Payment(s) Received Since Last Statement	-$45.85
Current Month's Charges	**$70.22**
Amount Due by July 29, 2026	**$70.22**

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 **83.61% lower** than the same period last year.

Your average daily kWh used was **150% higher** than it was in your previous period.

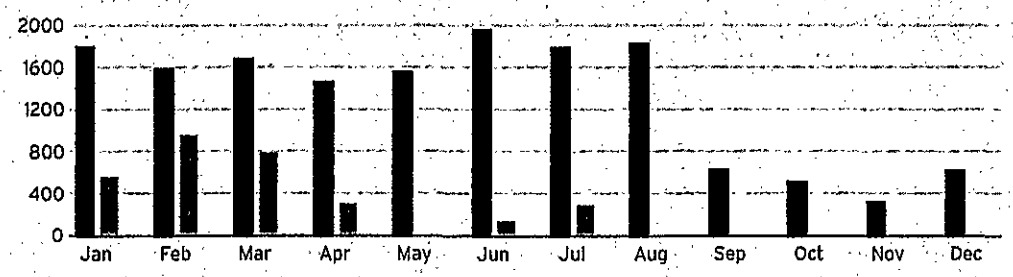
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211003933580
Due Date: July 29, 2026

Amount Due:	$70.22

Payment Amount: $ _____

648915431261

Your account will be drafted on July 29, 2026

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

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Meter Location: Irrigation
Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496669	07/01/2026	44,248		43,970		278 kWh	1	29 Days

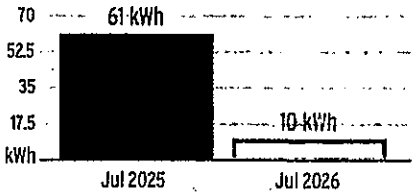
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*278 kWh @ $0.09202/kWh*	$25.58
Fuel Charge	*278 kWh @ $0.03516/kWh*	$9.77
Storm Protection Charge	*278 kWh @ $0.00568/kWh*	$1.58
Clean Energy Transition Mechanism	*278 kWh @ $0.00418/kWh*	$1.16
Storm Surcharge	*278 kWh @ $0.02121/kWh*	$5.90
Florida Gross Receipt Tax		$1.62
Electric Service Cost		**$64.75**
State Tax		$5.47
Total Electric Cost, Local Fees and Taxes		**$70.22**

Total Current Month's Charges $70.22

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000007-00000167-Page 12 of 42

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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00000007-0000168-Page 13 of 42



The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

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TECO TAMPA ELECTRIC

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TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 09, 2026

Amount Due:	**$214.03**

Due Date: July 30, 2026
Account #: 211003933838

DO NOT PAY. Your account will be drafted on July 30, 2026

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$26.48
Payment(s) Received Since Last Statement	-$26.48
Current Month's Charges	**$214.03**
Amount Due by July 30, 2026	**$214.03**

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 **9400% higher** than the same period last year.

Your average daily kWh used was **7500% higher** than it was in your previous period.

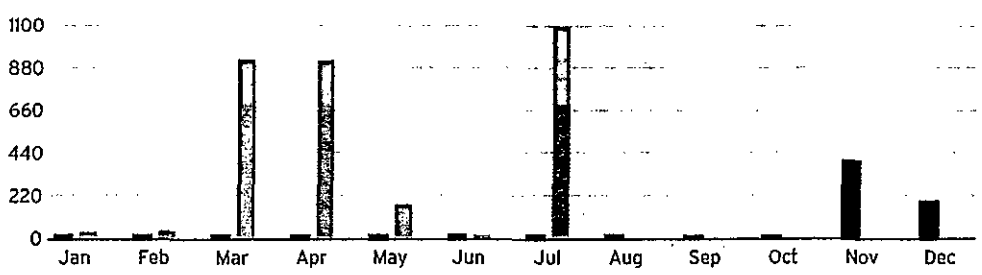
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage *(kWh)*



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

0000335-0000714-Page 1 of 4

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211003933838
Due Date: July 30, 2026

Amount Due:	**$214.03**

Payment Amount: $_____

600000903742

Your account will be drafted on July 30, 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.

00000335 FTECO107102601160910 00000 01 00000000 335 002
CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK COMMUNITY
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211003933838
Statement Date: July 09, 2026
Charges Due: July 30, 2026

Meter Read

Meter Location: Irrigation
Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000496670	07/01/2026	29,786	28,691	1,095 kWh	1	29 Days

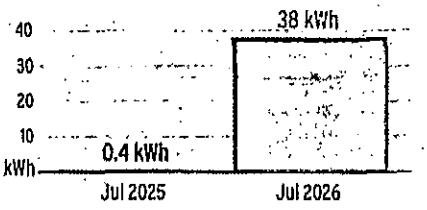
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*1,095 kWh @ $0.09202/kWh*	$100.76
Fuel Charge	*1,095 kWh @ $0.03516/kWh*	$38.50
Storm Protection Charge	*1,095 kWh @ $0.00568/kWh*	$6.22
Clean Energy Transition Mechanism	*1,095 kWh @ $0.00418/kWh*	$4.58
Storm Surcharge	*1,095 kWh @ $0.02121/kWh*	$23.22
Florida Gross Receipt Tax		$4.93
Electric Service Cost		**$197.35**
State Tax		$16.68
Total Electric Cost, Local Fees and Taxes		**$214.03**

Total Current Month's Charges **$214.03**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000335-0000714-Page 2 of 4

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Tampa, FL 33601-0111

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Contact Us

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

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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00900335-0000715-Page 3 of 4



The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit **TampaElectric.com/BizSave.**

TECO. TAMPA ELECTRIC

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 08, 2026

Amount Due:	$30.62

Due Date: July 29, 2026
Account #: 211003934034

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$52.02
Payment(s) Received Since Last Statement	-$52.02
Current Month's Charges	**$30.62**
Amount Due by July 29, 2026	**$30.62**

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

00000007-0000181-Page 39 of 42

Your Energy Insight

Your average daily kWh used was 86.67% lower than the same period last year.

Your average daily kWh used was 60% lower than it was in your previous period.

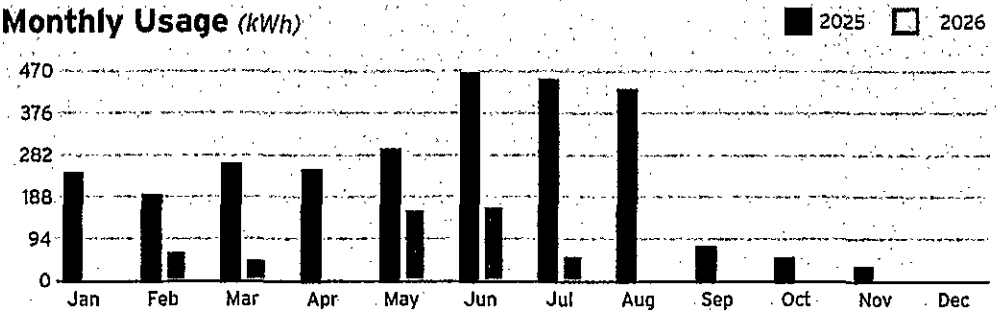
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211003934034
Due Date: July 29, 2026

Amount Due:	$30.62

Payment Amount: $ _____

648915431262

Your account will be drafted on July 29, 2026

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

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Meter Location: Irrigation

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000496672	07/01/2026	34,941		34,888		53 kWh	1	29 Days

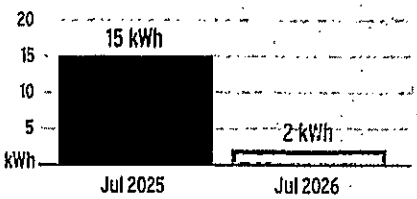
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*53 kWh @ $0.09202/kWh*	$4.88
Fuel Charge	*53 kWh @ $0.03516/kWh*	$1.86
Storm Protection Charge	*53 kWh @ $0.00568/kWh*	$0.30
Clean Energy Transition Mechanism	*53 kWh @ $0.00418/kWh*	$0.22
Storm Surcharge	*53 kWh @ $0.02121/kWh*	$1.12
Florida Gross Receipt Tax		$0.71
Electric Service Cost		**$28.23**
State Tax		$2.39
Total Electric Cost, Local Fees and Taxes		**$30.62**

Total Current Month's Charges $30.62

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000007-0000181-Page 40 of 42

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Tampa, FL 33601-0111

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

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

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00000007-0000182-Page 41 of 42



The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit **TampaElectric.com/BizSave.**

TECO. TAMPA ELECTRIC

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 08, 2026

Amount Due:	$99.08

Due Date: July 29, 2026
Account #: 211003934265

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$43.90
Payment(s) Received Since Last Statement	-$43.90
Current Month's Charges	**$99.08**
Amount Due by July 29, 2026	**$99.08**

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 **42.31% lower** than the same period last year.

Your average daily kWh used was **275% higher** than it was in your previous period.

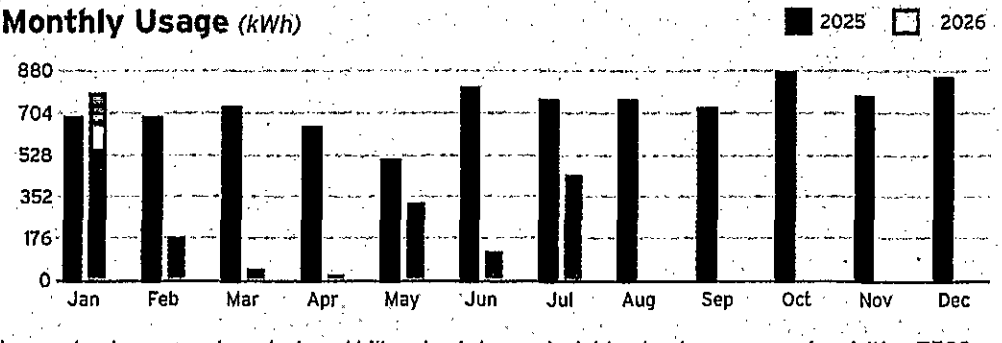
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211003934265
Due Date: July 29, 2026

Amount Due:	$99.08

Payment Amount: $_____

648915431263

Your account will be drafted on July 29, 2026

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

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CYPRESS CREEK OF HILLSBOROUGH CDD
CYPRESS CREEK OF HILLSBO
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CHARLOTTE, NC 28232-2414

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

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

00000007-0000173-Page 35 of 42

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000595500	07/01/2026	50,150		49,708		442 kWh	1	29 Days

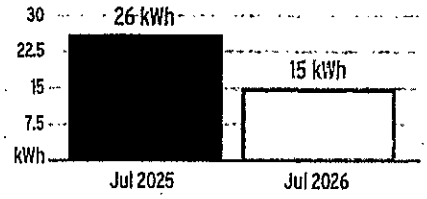
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*442 kWh @ $0.09202/kWh*	$40.67
Fuel Charge	*442 kWh @ $0.03516/kWh*	$15.54
Storm Protection Charge	*442 kWh @ $0.00568/kWh*	$2.51
Clean Energy Transition Mechanism	*442 kWh @ $0.00418/kWh*	$1.85
Storm Surcharge	*442 kWh @ $0.02121/kWh*	$9.37
Florida Gross Receipt Tax		$2.28
Electric Service Cost		**$91.36**
State Tax		$7.72
Total Electric Cost, Local Fees and Taxes		**$99.08**

Total Current Month's Charges $99.08

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000007-0000179-Page 35 of 42

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

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Bank Draft
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Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
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Phone
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Contact Us

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813-223-0800 (Hillsborough)
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00000007-0000180-Page 37 of 42



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TECO TAMPA ELECTRIC

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

Statement Date: July 08, 2026

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

Amount Due:	$777.29

Due Date: July 29, 2026
Account #: 211003934406

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$921.39
Payment(s) Received Since Last Statement	-$921.39
Current Month's Charges	**$777.29**
Amount Due by July 29, 2026	**$777.29**

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

Your Energy Insight

Your average daily kWh used was **1.73%** lower than the same period last year.

Your peak billing demand was **7.14%** lower than the same period last year.

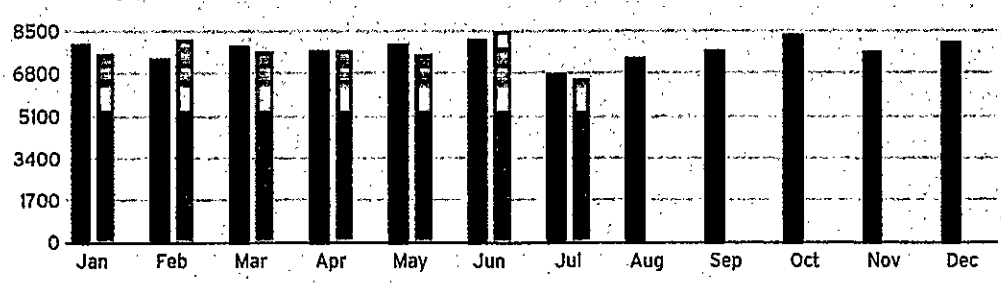
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TECOaccount.com

Monthly Usage *(kWh)*



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00000087-0000177-Page 31 of 42

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211003934406
Due Date: July 29, 2026

Amount Due:	$777.29

Payment Amount: $_____

648915431264

Your account will be drafted on July 29, 2026

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CHARLOTTE, NC 28232-2414

Mail payment to:
TECO
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TAMPA, FL 33631-3318

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851617	07/01/2026	62,217		55,639		6,578 kWh	1	29 Days
1000851617	07/01/2026	12.75		0		12.75 kW	1	29 Days

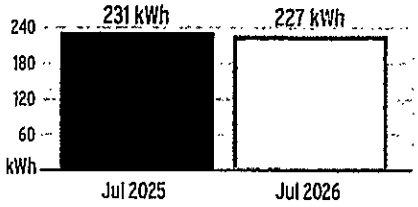
Charge Details

Electric Charges

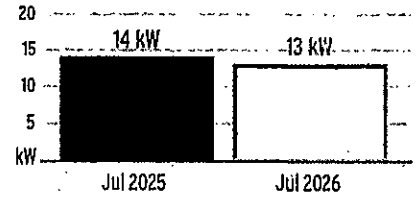
Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*13 kW @ $19.06000/kW*	$247.78
Energy Charge	*6,578 kWh @ $0.00815/kWh*	$53.61
Fuel Charge	*6,578 kWh @ $0.03516/kWh*	$231.28
Capacity Charge	*13 kW @ $0.72000/kW*	$9.36
Storm Protection Charge	*13 kW @ $2.02000/kW*	$26.26
Energy Conservation Charge	*13 kW @ $0.79000/kW*	$10.27
Environmental Cost Recovery	*6,578 kWh @ $0.00072/kWh*	$4.74
Clean Energy Transition Mechanism	*13 kW @ $1.15000/kW*	$14.95
Storm Surcharge	*6,578 kWh @ $0.01035/kWh*	$68.08
Florida Gross Receipt Tax		$17.92
Electric Service Cost		**$716.73**
State Tax		$60.56
Total Electric Cost, Local Fees and Taxes		**$777.29**

Total Current Month's Charges **$777.29**

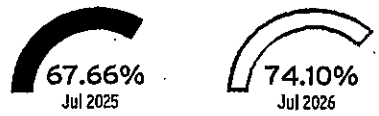
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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

Ways To Pay Your Bill

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

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Find list of Payment Agents at **TampaElectric.com**

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
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Phone
Toll Free:
866-689-6469

Contact Us

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

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

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00000007-0000177-Page 32 of 42

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

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

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000007-0000178-Page 33 of 42

00000007-0000178-Page 34 of 42



The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit **TampaElectric.com/BizSave.**

TECO. TAMPA ELECTRIC

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TampaElectric.com

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

Statement Date: July 08, 2026

Amount Due:	$2,032.85

Due Date: July 29, 2026
Account #: 211003934620

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

Account Summary

Current Service Period: *June 03, 2026 - July 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 July 29, 2026	**$2,032.85**

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

Scan here to view your account online.



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

TECOaccount.com

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

00000007-0000175-Page 27 of 42

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211003934620
Due Date: July 29, 2026

Amount Due:	$2,032.85

Payment Amount: $ _____

648915431265

Your account will be drafted on July 29, 2026

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

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*868 kWh @ $0.03411/kWh*	$29.61
Fixture & Maintenance Charge	*37 Fixtures*	$1041.92
Lighting Pole / Wire	*37 Poles*	$770.88
Lighting Fuel Charge	*868 kWh @ $0.03452/kWh*	$29.96
Storm Protection Charge	*868 kWh @ $0.00574/kWh*	$4.98
Clean Energy Transition Mechanism	*868 kWh @ $0.00043/kWh*	$0.37
Storm Surcharge	*868 kWh @ $0.01230/kWh*	$10.68
Florida Gross Receipt Tax		$1.94
State Tax		$142.51
Lighting Charges		**$2032.85**

Total Current Month's Charges **$2,032.85**

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000007-0000175-Page 28 of 42

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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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00000007-0000178-Page 23 of 42



The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit **TampaElectric.com/BizSave.**

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TAMPA ELECTRIC

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AN EMERA COMPANY

TampaElectric.com

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

Statement Date: June 29, 2026

Amount Due:	$12,434.93

Due Date: July 20, 2026
Account #: 211003934828

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

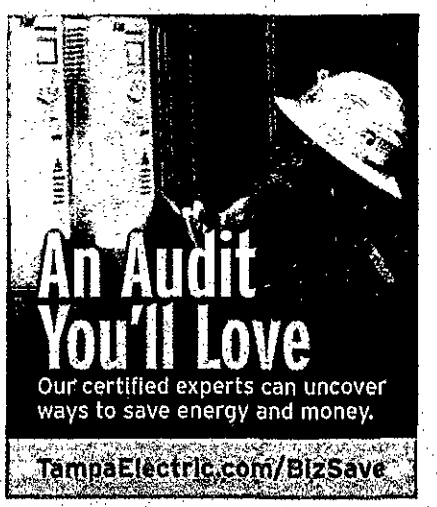
Account Summary

Current Service Period: May 23, 2026 - June 23, 2026

Previous Amount Due	$12,434.93
Payment(s) Received Since Last Statement	-$12,434.93
Current Month's Charges	**$12,434.93**
Amount Due by July 20, 2026	**$12,434.93**

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

Scan here to view your account online.



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211003934828
Due Date: July 20, 2026

Amount Due:	$12,434.93

Payment Amount: $_____

625458753984

Your account will be drafted on July 20, 2026

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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.

00000410-0000886-Page 1 of 8

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211003934828
Statement Date: June 29, 2026
Charges Due: July 20, 2026

Service Period: May 23, 2026 - Jun 23, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*6342 kWh @ $0.03411/kWh*	$216.33
Fixture & Maintenance Charge	*268 Fixtures*	$5407.42
Lighting Pole / Wire	*270 Poles*	$5673.24
Lighting Fuel Charge	*6342 kWh @ $0.03452/kWh*	$218.93
Storm Protection Charge	*6342 kWh @ $0.00574/kWh*	$36.40
Clean Energy Transition Mechanism	*6342 kWh @ $0.00043/kWh*	$2.73
Storm Surcharge	*6342 kWh @ $0.01230/kWh*	$78.01
Florida Gross Receipt Tax		$14.16
State Tax		$787.71
Lighting Charges		**$12434.93**

Total Current Month's Charges **$12,434.93**

00000410-0000886-Page 2 of 8

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
866-689-6469

Contact Us

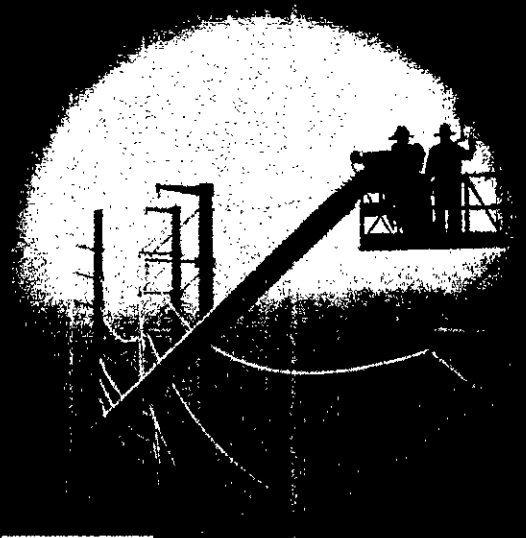
Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
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00000410-0000887-Page 3 of 8

TOGETHER, WE CAN POWER THROUGH ANY STORM.



We work year-round to make our system more resilient and reliable—undergrounding lines, strengthening poles, upgrading equipment and trimming trees—to prevent outages, restore power faster and help lower future storm recovery costs.

We urge you to prepare too. Visit our storm center for helpful tips and information.

TampaElectric.com/StormCenter

TECO TAMPA ELECTRIC

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 08, 2026

Amount Due:	$64.43

Due Date: July 29, 2026
Account #: 221001581182

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$62.58
Payment(s) Received Since Last Statement	-$62.58
Miscellaneous Credits	-$52.79
Credit balance after payments and credits	-$52.79
Current Month's Charges	**$117.22**
Amount Due by July 29, 2026	**$64.43**

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 **90% higher** than the same period last year.

Your average daily kWh used was **171.43% higher** than it was in your previous period.

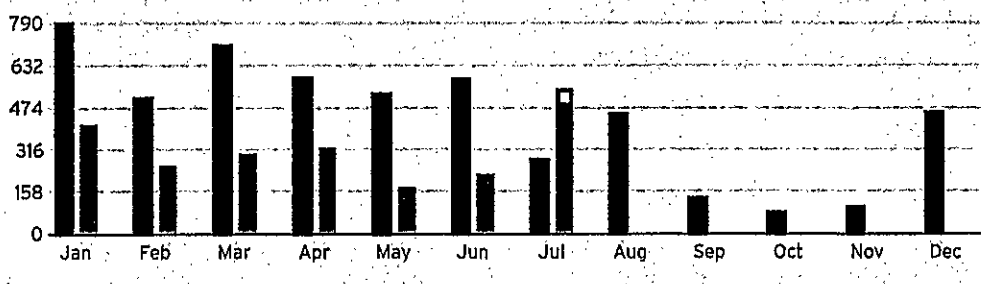
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221001581182
Due Date: July 29, 2026

Amount Due:	$64.43

Payment Amount: $_____

669902957241

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.

Your account will be drafted on July 29, 2026

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

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

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

00000007-0000169-Page 15 of 42

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
4770 NE 19 AVE
RUSKIN, FL 33573

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851608	07/01/2026	42,976		42,431		545 kWh	1	29 Days

Charge Details

Electric Charges

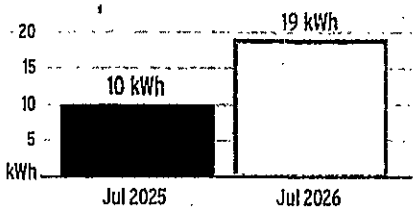
Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*545 kWh @ $0.09202/kWh*	$50.15
Fuel Charge	*545 kWh @ $0.03516/kWh*	$19.16
Storm Protection Charge	*545 kWh @ $0.00568/kWh*	$3.10
Clean Energy Transition Mechanism	*545 kWh @ $0.00418/kWh*	$2.28
Storm Surcharge	*545 kWh @ $0.02121/kWh*	$11.56
Florida Gross Receipt Tax		$2.70
Electric Service Cost		**$108.09**
State Tax		$9.13
Total Electric Cost, Local Fees and Taxes		**$117.22**

Total Current Month's Charges $117.22

Miscellaneous Credits

Deposit Refund	-$52.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-$0.79
Total Current Month's Credits	**-$52.79**

Avg kWh Used Per Day



Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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00000007-0000169-Page 16 of 42

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
4770 NE 19 AVE
RUSKIN, FL 33573

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

00000007-0000170-Page 17 of 42

00000097-0000170-Page 18 of 42



The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit TampaElectric.com/BizSave.

TECO. TAMPA ELECTRIC

Statement Date: July 08, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	$406.60

Due Date: July 29, 2026
Account #: 221003904697

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$493.12
Payment(s) Received Since Last Statement	-$493.12
Current Month's Charges	**$406.60**
Amount Due by July 29, 2026	**$406.60**

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 **11.76%** lower than the same period last year.

Your average daily kWh used was **9.64%** lower than it was in your previous period.

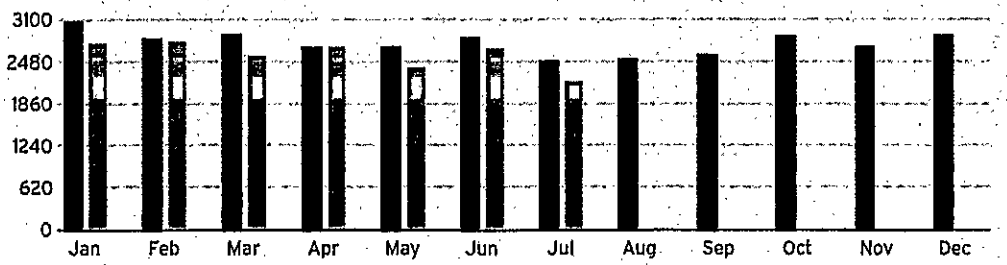
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221003904697
Due Date: July 29, 2026

Amount Due:	$406.60

Payment Amount: $ _____

645211754682

Your account will be drafted on July 29, 2026

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TAMPA, FL 33631-3318

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00000007-0000171-Page 19 of 42

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506228	07/01/2026	94,537		92,348		2,189 kWh	1	29 Days

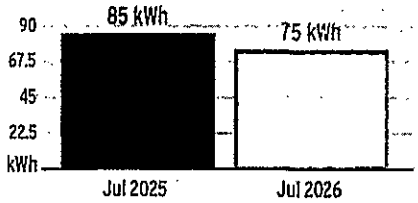
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*2,189 kWh @ $0.09202/kWh*	$201.43
Fuel Charge	*2,189 kWh @ $0.03516/kWh*	$76.97
Storm Protection Charge	*2,189 kWh @ $0.00568/kWh*	$12.43
Clean Energy Transition Mechanism	*2,189 kWh @ $0.00418/kWh*	$9.15
Storm Surcharge	*2,189 kWh @ $0.02121/kWh*	$46.43
Florida Gross Receipt Tax		$9.37
Electric Service Cost		**$374.92**
State Tax		$31.68
Total Electric Cost, Local Fees and Taxes		**$406.60**

Total Current Month's Charges $406.60

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
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00000007-0000171-Page 20 of 42

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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
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

Credit or Debit Card
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Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
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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00000007-0000172-Page 21 of 42



The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

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TampaElectric.com

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

Statement Date: July 08, 2026

Amount Due:	$603.94

Due Date: July 29, 2026
Account #: 221007372990

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$643.08
Payment(s) Received Since Last Statement	-$643.08
Current Month's Charges	**$603.94**
Amount Due by July 29, 2026	**$603.94**

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 **16.79% lower** than the same period last year.

Your average daily kWh used was **3.64% higher** than it was in your previous period.

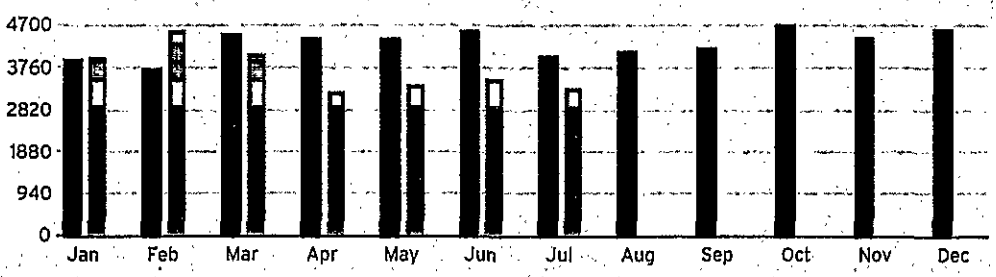
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage *(kWh)*



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

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

TECO
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AN EMERA COMPANY

Account #: 221007372990
Due Date: July 29, 2026

Amount Due:	$603.94

Payment Amount: $_____

642742642819

Your account will be drafted on July 29, 2026

Pay your bill online at TampaElectric.com

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

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

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.

00000007-0000165-Page 7 of 42

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514240	07/01/2026	90,236		86,926		3,310 kWh	1	29 Days

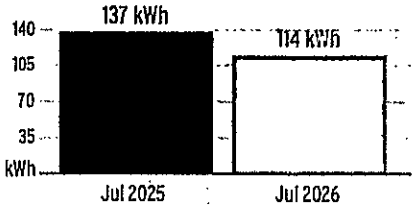
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*3,310 kWh @ $0.09202/kWh*	$304.59
Fuel Charge	*3,310 kWh @ $0.03516/kWh*	$116.38
Storm Protection Charge	*3,310 kWh @ $0.00568/kWh*	$18.80
Clean Energy Transition Mechanism	*3,310 kWh @ $0.00418/kWh*	$13.84
Storm Surcharge	*3,310 kWh @ $0.02121/kWh*	$70.21
Florida Gross Receipt Tax		$13.92
Electric Service Cost		**$556.88**
State Tax		$47.06
Total Electric Cost, Local Fees and Taxes		**$603.94**

Total Current Month's Charges $603.94

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000007-0000165-Page 8 of 42

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863-299-0800 (Polk County)
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813-275-3909

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00000007-0000166-Page 3 of 42



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

Statement Date: June 29, 2026

Amount Due:	**$2,613.39**

Due Date: July 20, 2026
Account #: 221007595426

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

Account Summary

Current Service Period: May 23, 2026 - June 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 July 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.



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

00000410-0000888-Page 5 of 8

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

TECO
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AN EMERA COMPANY

Account #: 221007595426
Due Date: July 20, 2026

Amount Due:	**$2,613.39**
Payment Amount: $ _____	

682248613489

Your account will be drafted on July 20, 2026

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

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221007595426
Statement Date: June 29, 2026
Charges Due: July 20, 2026

Service Period: May 23, 2026 - Jun 23, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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		**$2613.39**

Total Current Month's Charges **$2,613.39**

00000410-0000888-Page 6 of 8

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Toll Free:
866-689-6469

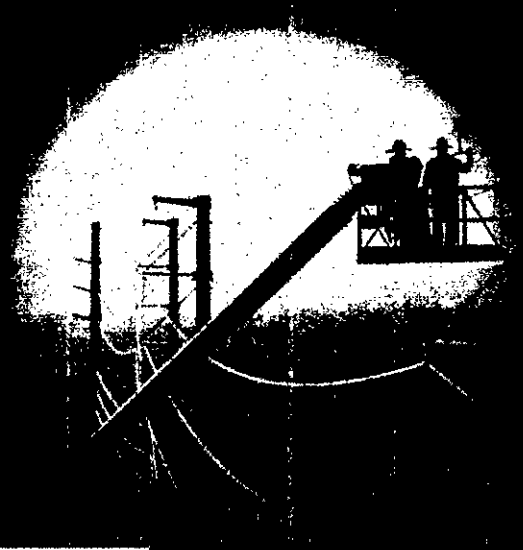
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863-299-0800 (Polk County)
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Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TOGETHER, WE CAN POWER THROUGH ANY STORM.



We work year-round to make our system more resilient and reliable—undergrounding lines, strengthening poles, upgrading equipment and trimming trees—to prevent outages, restore power faster and help lower future storm recovery costs.

We urge you to prepare too. Visit our storm center for helpful tips and information.

TampaElectric.com/StormCenter

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00000410-0000889-Page 7 of 8

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

Statement Date: July 08, 2026

Amount Due:	$113.53

Due Date: July 29, 2026
Account #: 221007730122

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

00000007-0000173-Page 23 of 42

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$132.98
Payment(s) Received Since Last Statement	-$132.98
Current Month's Charges	**$113.53**
Amount Due by July 29, 2026	**$113.53**

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

Your Energy Insight

Your average daily kWh used was 10% lower than the same period last year.

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

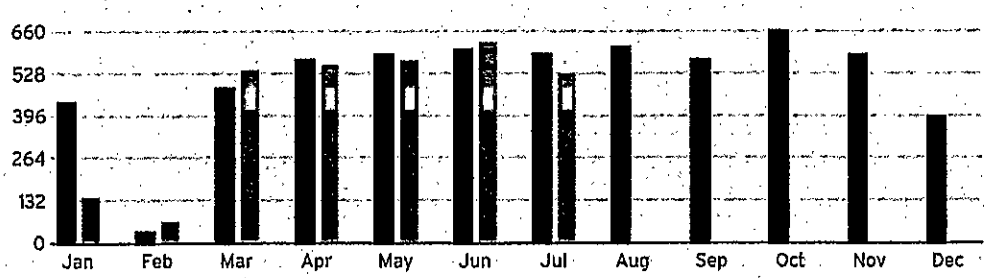
Scan here to view your account online.



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TECOaccount.com

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221007730122
Due Date: July 29, 2026

Amount Due:	$113.53

Payment Amount: $ _____

650150009393

Your account will be drafted on July 29, 2026

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000565421	07/01/2026	36,636		36,112		524 kWh	1	29 Days

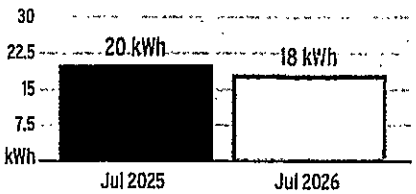
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*524 kWh @ $0.09202/kWh*	$48.22
Fuel Charge	*524 kWh @ $0.03516/kWh*	$18.42
Storm Protection Charge	*524 kWh @ $0.00568/kWh*	$2.98
Clean Energy Transition Mechanism	*524 kWh @ $0.00418/kWh*	$2.19
Storm Surcharge	*524 kWh @ $0.02121/kWh*	$11.11
Florida Gross Receipt Tax		$2.62
Electric Service Cost		**$104.68**
State Tax		$8.85
Total Electric Cost, Local Fees and Taxes		**$113.53**

Total Current Month's Charges $113.53

Avg kWh Used Per Day



Important Messages

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00000007-0000173-Page 24 of 42

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888-223-0800 (All Other Counties)

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877-588-1010
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00000007-0000174-Page 25 of 42



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TampaElectric.com

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

Statement Date: July 08, 2026

Amount Due:	$265.59

Due Date: July 29, 2026
Account #: 221009578578

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$246.17
Payment(s) Received Since Last Statement	-$246.17
Current Month's Charges	**$265.59**
Amount Due by July 29, 2026	**$265.59**

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 **20% higher** than it was in your previous period.

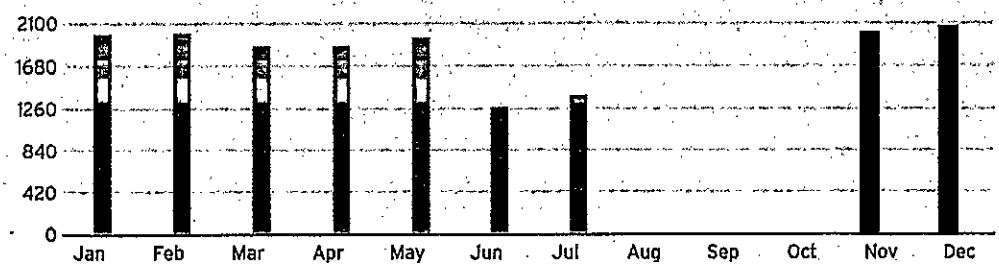
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TECOaccount.com

Monthly Usage *(kWh)*



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009578578
Due Date: July 29, 2026

Amount Due:	$265.59

Payment Amount: $ _____

619285923195

Your account will be drafted on July 29, 2026

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TAMPA, FL 33631-3318

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00000007-0000163-Page 3 of 42

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000491573	07/01/2026	44,981		43,593		1,388 kWh	1	29 Days

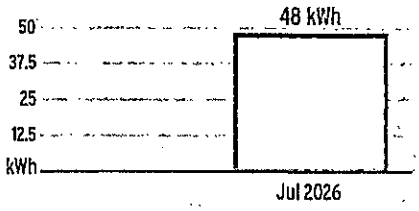
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*1,388 kWh @ $0.09202/kWh*	$127.72
Fuel Charge	*1,388 kWh @ $0.03516/kWh*	$48.80
Storm Protection Charge	*1,388 kWh @ $0.00568/kWh*	$7.88
Clean Energy Transition Mechanism	*1,388 kWh @ $0.00418/kWh*	$5.80
Storm Surcharge	*1,388 kWh @ $0.02121/kWh*	$29.44
Florida Gross Receipt Tax		$6.12
Electric Service Cost		**$244.90**
State Tax		$20.69
Total Electric Cost, Local Fees and Taxes		**$265.59**

Total Current Month's Charges $265.59

Avg kWh Used Per Day



Important Messages

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00000007-0000163-Page 4 of 42

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

Statement Date: June 26, 2026

Amount Due:	**$360.85**

Due Date: July 17, 2026
Account #: 221009579147

DO NOT PAY. Your account will be drafted on July 17, 2026

Account Summary

Current Service Period: May 22, 2026 - June 22, 2026

Previous Amount Due	$360.85
Payment(s) Received Since Last Statement	-$360.85
Current Month's Charges	**$360.85**
Amount Due by July 17, 2026	**$360.85**

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

00000476-0001004-Page 1 of 4

Scan here to view your account online.



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009579147
Due Date: July 17, 2026

Amount Due:	**$360.85**

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.

Payment Amount: $_____

667433812701

Your account will be drafted on July 17, 2026

00000476 FTECO106272600491710 00000 01 00000000 478 002
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009579147
Statement Date: June 26, 2026
Charges Due: July 17, 2026

Service Period: May 22, 2026 - Jun 22, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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.

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

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

Phone
Toll Free:
866-689-6469

Contact Us

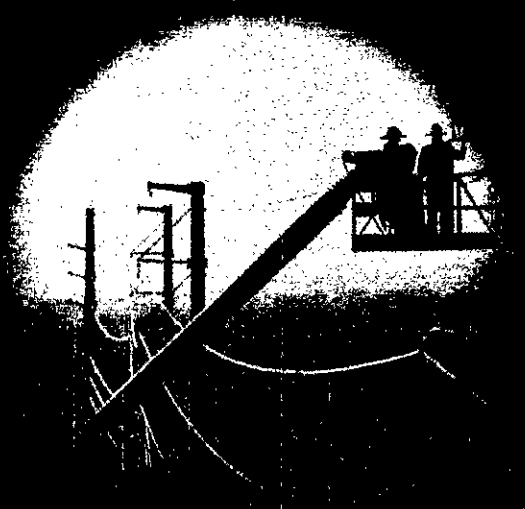
Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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

00000476-00001005-Page 3 of 4

TOGETHER, WE CAN POWER THROUGH ANY STORM.



We work year-round to make our system more resilient and reliable—undergrounding lines, strengthening poles, upgrading equipment and trimming trees—to prevent outages, restore power faster and help lower future storm recovery costs.

We urge you to prepare too. Visit our storm center for helpful tips and information.

TampaElectric.com/StormCenter

TECO TAMPA ELECTRIC

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02385H **Date 07/10/2026**

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 # 26-02385H **Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2026-2027 Budget** **RE:** Cypress Creek CDD Board of Supervisors Meeting on 8/18/26 at 7:00 PM **Published:** 7/10/2026, 7/17/2026	$485.62

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$485.62**

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

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Serial Number
26-02385H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

JUL 2 0 2026

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2026 -2027 Budget

in the matter of Cypress Creek CDD Board of Supervisors Meeting on 8/18/26 at 7:00 PM

in the Court, was published in said newspaper by print in the

issues of 7/10/2026, 7/17/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

17th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

JUL 20 2021

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Cypress Creek of Hillsborough County Community Development District will hold two public hearings and a Board of Supervisors' meeting on Tuesday, August 18, 2026 at 7:00 p.m. at 6806 Covington Garden Drive, Apollo Beach, FL 33572..

The purpose of the first public hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budgets for Fiscal Year 2026/2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Chapters 190 and 197, Florida Statutes, as well as additional applicable law. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, the description of each property to be assessed and the amount to be assessed to each parcel of property, and/or the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, Ph: (813) 933-5571, or on the District's website: www.cypresscreekcdd.org, during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed Fiscal Year 2026-2027
Operation and Maintenance Assessments

TOTAL O&M BUDGET	**$1,948,129.00**
COLLECTION COSTS @2%	**$41,449.55**
EARLY PAYMENT DISCOUNT @ 4.0%	**$82,899.11**
TOTAL O&M ASSESSMENT	**$2,072,477.66**

LOT SIZE	UNITS	PER LOT OPERATION & MAINTENANCE ASSESSMENT
Townhomes'	**250**	**$547.92**
Single Family 40'	**962**	**$974.08**
Single Family 50'	**820**	**$1,217.60**

***Annual assessment will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**

The tax collector will collect the assessments for all lots and parcels within the District.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

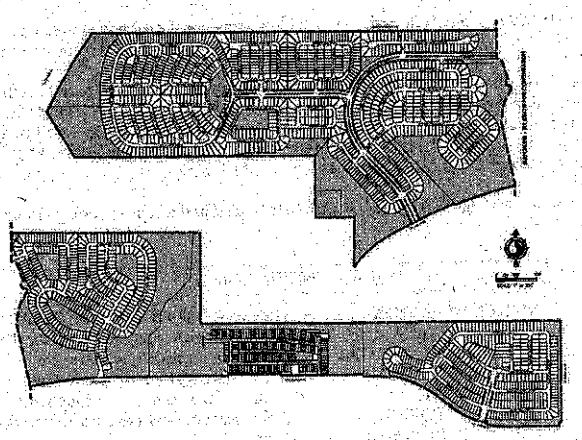
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting and/or hearings because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least three (3) days prior to the date of the hearings and meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Matthew O'Nolan, District Manager



July 10, 17, 2026

26-02385H

Triple D Fencing
1615 6th St SE Ruskin, FL 33570
Office:352-257-3086

BILL TO
Cypress Creek CDD
Riverview, Fl 33569

INVOICE

Invoice # 4725
Invoice Date
7-7 -26
Due Date
7-7-26

DESCRIPTION	QUANTITY	PRICE	TOTAL
Dog Park-Fence Completion			$1,500.00

Subtotal
Tax
TOTAL DUE $1,500.00

AVAILABLE PAYMENT OPTIONS:

Cash Check Square (3.5% fee added)

Venmo CashApp Apple Pay

Owner Approval: Donald Buzbee

Thank you!

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8229631

000002611 02 SP 106481931791993 P

Cypress Creek CDD
c/o District Manager
3434 Colwell Ave, Ste 200
Tampa, FL 33614
United States

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8229631
Account Number:	271441000
Invoice Date:	06/25/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Cypress Creek CDD
c/o District Manager
3434 Colwell Ave, Ste 200
Tampa, FL 33614
United States

Cypress Creek of Hillsborough County Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2015A-1

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$5,387.50

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Cypress Creek of Hillsborough County Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2015A-1

Invoice Number:	8229631
Account Number:	271441000
Current Due:	$5,387.50
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8229631
Invoice Date:	06/25/2026
Account Number:	271441000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Cypress Creek of Hillsborough County Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2015A-1

Accounts Included In This Relationship: 271441000 271441001 271441002 271441003 271441005 271441006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	5,000.00	100.00%	$5,000.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				**$5,000.00**
Incidental Expenses 06/01/2026 to 05/31/2027	5,000.00	0.0775		$387.50
Subtotal Incidental Expenses				**$387.50**
TOTAL AMOUNT DUE				**$5,387.50**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Valley

0 CYPRESS CREEK CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$8,638.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	$1,499.93
Payments & Credits	$1,527.60
Purchases & Other Charges	$1,292.77
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,265.10

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	$1,265.10
Minimum Payment Due	**$1,265.10**
Payment Due Date	**July 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAl **$1,499.93-**	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,499.93-
		JENNIFER DUNN	**TOTAL** **$1,265.10**	
06/01	06/01	5530876H9NF43T7G1	SHELL OIL 575425362QPS RUSKIN FL	22.27
			MCC: 5542 MERCHANT ZIP: 33573	
06/04	06/04	5543286HB5SJY6GJK	AMAZON MKTPL*3W7CR0293 SEATTLE WA	26.08
			MCC: 5942 MERCHANT ZIP:	
06/05	06/05	5543286HQ5SXSNMK6	AMAZON MKTPL*418TC1TB3 SEATTLE WA	53.97
			MCC: 5942 MERCHANT ZIP:	
06/05	06/05	5548382HD0PDYFF8V	WAL-MART #1203 WIMAUMA FL	21.05
			MCC: 5411 MERCHANT ZIP: 33598	
06/06	06/06	7541823HD7HL861Q0	CCI*CONSTANT-CONTACT WALTHAM MA	85.00
			MCC: 5968 MERCHANT ZIP:	
06/09	06/09	5543286HG5W83KGB3	AMAZON MKTPL*MT8SS8Y03 SEATTLE WA	27.67
			MCC: 5942 MERCHANT ZIP:	
06/12	06/12	5543286HK5XQQ8ELS	AMAZON MKTPL*S48WN7U53 SEATTLE WA	26.13

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**July 27, 2026**
New Balance	**$1,265.10**
Minimum Payment Due	$1,265.10
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
			MCC: 5942 MERCHANT ZIP:	
06/12	06/12	5543286HK5X7X8T5L	AMAZON MKTPL*4E5JF5WM3 SEATTLE WA	15.14
			MCC: 5942 MERCHANT ZIP:	
06/12	06/12	5550036HLNV6B6WY0	NIC*-DOH HILLSBOR CHD TAMPA FL	800.00
			MCC: 8099 MERCHANT ZIP: 33602	
06/16	06/16	5543286HP5YTETBXP	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT	27.67-
			MCC: 5942 MERCHANT ZIP:	
06/16	06/16	5530876HRNZKVDJW9	SHELL OIL 575425362QPS RUSKIN FL	24.43
			MCC: 5542 MERCHANT ZIP: 33573	
06/18	06/18	5543286HT5ZAVHM6P	SPECTRUM MOBILE SAINT LOUIS MO	20.00
			MCC: 4899 MERCHANT ZIP:	
06/22	06/22	0543684HYBLJ9QMZ0	WM SUPERCENTER #1203 WIMAUMA FL	54.20
			MCC: 5411 MERCHANT ZIP: 33598	
06/24	06/24	5270715J009FKJ2R0	THE HOME DEPOT #6951 RUSKIN FL	116.83
			MCC: 5200 MERCHANT ZIP: 33573000	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,265.10 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$37.45	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$3.16	$0-$500,000 = 0.25%
New Cashback Balance	$40.61	$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.

Here is your cash rewards schedule:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

© 2022 Valley National Bank. Member FDIC. Equal Opportunity Lender. All Rights Reserved.

Cypress Creek CDD
Credit Card Limit $10,000
For the Month June 2026

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

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Maintenance & Repair	Office Supplies	Pool Repairs	Fitness Equipment Maint & Repair	Amenity Maintenance and Repairs
				53900-4647	51300-5101	57200-4752	57200-4914	57200-3331
Date	**Vendor Name**	**Description**	**Amount**					
06/01/26	Shell	Gas for UTV	$ 22.27	**$ 22.27**				
6/4/2026	Amazon	Orion Motor Tech Gear Puller Set. Bearing Puller	$ 26.08				**26.08**	
6/5/2026	Amazon	3- Poolwhale Professional Poll Skimmer Net, Heavy Duty Cleaning Tool	$ 53.97			**$ 53.97**		
06/05/26	Walmart	Water	$ 21.05		**$ 21.05**			
06/06/26	Constant Contact	Email Services	$ 85.00		**$ 85.00**			
06/09/26	Amazon	Ear Pieces for walkies	$ 27.67		**$ 27.67**			
06/12/26	Amazon	24-Piece Torx Bit Set Industrial Grade S@ Steel Tamper Proof Torx Bitz	$ 15.14	**$ 15.14**				
06/12/26	Hillsbor CHD	Hillsborough County Pool Permits (2 pools- Main and Orchids)	$ 800.00					**$ 800.00**
06/12/26	Amazon	17 piece allen wrench set/Thread Lock Blue and Red for Nuts Bolts	$ 26.13				**26.13**	
06/16/26	Amazon	Refund for ear pieces for walkies- didn't work	$ (27.67)		**$ (27.67)**			
06/16/26	Shell	Gas for UTV	$ 24.43	**$ 24.43**				
6/18/2026	Spectrum	Ipad Service	$ 20.00		**$ 20.00**			
6/22/2026	Walmart	Supplies for coffee and	$ 54.20		**$ 54.20**			
6/24/2026	Home Depot	Snake Away - Liquid Nail	$ 116.83					**$ 116.83**
	TOTAL	001-10202	**1,265.10**	**61.84**	**180.25**	**53.97**	**52.21**	**916.83**
				57200-4647	**57200-5101**	**57200-4752**	**57200-4914**	**57200-3331**

THE HOME DEPOT

How doers get more done.

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

6951 00053 88145 06/24/26 01:10 PM
SALE CASHIER GERMAINE

071121513007 SP ANT SHIEL <A>	12.97N
SP ANT SHIELD RTU GAL	
072868364105 SNKAWAY 10LB <A>	
VIC SNAKE AWAY 10LB BAG	
4@24.97	99.88N
022078444388 LIQ NAIL 4OZ <A>	3.98N
LN SMALL PROJECTS WHITE LVOC 4 OZ	
SUBTOTAL	116.83
SALES TAX	0.00
TAX EXEMPT	
TOTAL	$116.83
XXXXXXXXXXXX2233 MASTERCARD	
	USD$ 116.83
AUTH CODE 024886/1531283	TA
AUTH MODE - ISSUER	
Chip Read	
AID A0000000041010	Mastercard

P.O.#/JOB NAME: SNAKES ON A PLANE
6951 06/24/26 01:10 PM

6951 53 88145 06/24/2026 2268

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/22/2026

Give us feedback @ survey.walmart.com
Thank you! ID #:7WS6NJFOZ1C

Walmart

WM Supercenter
813-633-1467 Mgr. MARK
4928 STATE ROAD 674
WIMAUMA FL 33598
ST# 01203 OP# 009010 TE# 10 TR# 04645

ITEMS SOLD 4
TC# 1340 4013 6062 3188 8664

GV 40PK	078742279090 F	5.27 N
GV 40PK	078742279090 F	5.27 N
GV 40PK	078742279090 F	5.27 N
CREAMER	04127 017880 F	5.24 N

SUBTOTAL	21.05
TOTAL	21.05
MCARD TEND	21.05
CHANGE DUE	0.00

MASTERCARD- 2233 I 1 APPR#005682
21.05 TOTAL PURCHASE
REF # 615645707701
AID A0000000041010
TERMINAL # 27100755
*No Signature Required
06/05/26 08:27:30

Get Free Delivery from this store with Walmart+
Scan to start a trial

Low prices You Can Trust. Every Day.
06/05/26 08:27:36

Walmart

WM Supercenter
813-633-1467 Mgr. MARK
4928 STATE ROAD 674
WIMAUMA FL 33598
ST# 01203 OP# 009002 TE# 02 TR# 01227

****
* TAX EXEMPT SALE *
****

WHT CUTLERY	078742089020		4.43 N
GV SUGAR CAN	078742434030	F	2.12 N
GV HH 320Z	605388187160	F	2.56 N
CREAMER	041271017880	F	5.24 N
SPKL 6D TAS	030400222760		6.97 N
KLX ML 1X	036000542660		1.98 N
GV 40PK	078742279090	F	5.27 N
GV 40PK	078742279090	F	5.27 N
GV 40PK	078742279090	F	5.27 N
PADE VP	049000559790	F	10.98 N
GV 1G DR	078742356240	F	1.37 N
GV 1G DR	078742356240	F	1.37 N
GV 1G DR	078742356240	F	1.37 N

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.

Authorized Signature:

****
* TAX EXEMPT SALE *
****
06/22/26 08:41:15

Give us feedback @ survey.walmart.com
Thank you! ID #:7WS8F3FOVH3

Walmart

WM Supercenter
813-633-1467 Mgr. MARK
4928 STATE ROAD 674
WIMAUMA FL 33598
ST# 01203 OP# 009002 TE# 02 TR# 01227

ITEMS SOLD 13
TC# 3409 6636 8874 1776 6826



WHT CUTLERY	078742089020		4.43 N
GV SUGAR CAN	078742434030	F	2.12 N
GV HH 320Z	605388187160	F	2.56 N
CREAMER	041271017880	F	5.24 N
SPKL 6D TAS	030400222760		6.97 N
KLX ML 1X	036000542660		1.98 N
GV 40PK	078742279090	F	5.27 N
GV 40PK	078742279090	F	5.27 N
GV 40PK	078742279090	F	5.27 N
PADE VP	049000559790	F	10.98 N
GV 1G DR	078742356240	F	1.37 N
GV 1G DR	078742356240	F	1.37 N
GV 1G DR	078742356240	F	1.37 N

SUBTOTAL	54.20
TOTAL	54.20
MCARD TEND	54.20
CHANGE DUE	0.00

MASTERCARD- 2233 I 1 APPR#022000
54.20 TOTAL PURCHASE
REF # UIC5WL170000
AID A0000000041010
TERMINAL # 27111248
*No Signature Required
06/22/26 08:41:02

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
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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

Welcome to Shell
WELCOME
SHELL
57542536206
SHELL
711 CYPRESS VILLAGE
BLV
SUN CITY CENT FL
33573

DATE 6/16/26 11:23
TRAN#9122401
PUMP# 12
SERVICE LEVEL: SELF
PRODUCT: VPOWER
GALLONS: 5.382
PRICE/G: $4.539
FUEL SALE $24.43
CREDIT $24.43

Mastercard
USD$24.43
XXXX XXXX XXXX 2233
Chip Read
APPROVED
AUTH # 016347
INV # 213215
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 0110A0400122000
0000000000000000
0000FF
ARC: 00

Please come again
THANK YOU
COME BACK SOON

Welcome to Shell
WELCOME
SHELL
57542536206
SHELL
711 CYPRESS VILLAGE
BLV
SUN CITY CENT FL
33573

DATE 6/1 6 14:33
TRAN#1085371
PUMP# 08
SERVICE LEVEL: SELF
PRODUCT: VPOWER
GALLONS: 4.811
PRICE/G: $4.629
FUEL SAL $22.27
CREDIT $22.27

MasterCard
USD$22.27
XXXX XXXX XXXX 2233
Chip Read
APPROVED
AUTH # 001996
INV # 703413
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 0110A0400122000
0000000000000000
0000FF
ARC: 00

TOTAL SAVED $0.14

Fuel Rewards program
Gallon limits vary
Fuel Saving: $0.14

View fuelrewards.com
or Fuel Rewards App

Please come again
THANK YOU
COME BACK SOON

Order Summary

Order placed June 3, 2026 Order # 114-7151162-1477045

Ship to

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

Payment method

Mastercard ending in 2233

View related transactions

Order Summary

Item(s) Subtotal:	$26.08
Shipping & Handling:	$0.00
Total before tax:	$26.08
Estimated tax to be collected:	$0.00
Grand Total:	**$26.08**

Placed by manager@cypresscreekcdd.com

Arriving tomorrow



Orion Motor Tech Gear Puller Set, 3" 4" 6" 3 Jaw Puller Kit for Pulley Gear Bearing Flywheel Removal, Heavy Duty Pulley Puller with Reversible Jaws 3 pcs Bearing Puller Tool Kit

Sold by: Orion Motor Tech Direct

Supplied by: Other

$26.08

Back to top

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Order Summary

Order placed June 4, 2026 Order # 114-3449046-9560213

Ship to

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

Payment method

Mastercard ending in 2233
View related transactions

Order Summary

Item(s) Subtotal:	$53.97
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$53.97
Estimated tax to be collected:	$0.00
Grand Total:	**$53.97**

Placed by manager@cypresscreekcdd.com

Arriving tomorrow 10 AM – 3 PM



POOLWHALE Professional Pool Skimmer Net, Heavy Duty Swimming Leaf Rake Cleaning Tool with Deep Fine Nylon Mesh Net Bag - Fast Cleaning,Easy Scoop Edge,Debris Pickup Removal (No Pole)
Sold by: Poolwhale Direct
Supplied by: Other
$17.99

Back to top

prime business English United States

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amazon.com

Final Details for Order #113-6176992-0294613

Order Placed: June 8, 2026
Amazon.com order number: 113-6176992-0294613
Order Total: $27.67

Shipped on June 8, 2026

Items Ordered	**Price**
1 of: *KCTIN Walkie Talkie Headset for Midland with Mic Security Earpiece for GXT1000VP4 LXT500VP3 GXT1050VP4 GXT1000XB (6 Packs)* Sold by and invoiced on behalf of: KCTIN-DIRECT (seller profile) Business Price Condition: New	$24.68

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

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$24.68
Shipping & Handling:	$2.99
Total before tax:	$27.67
Sales Tax:	$0.00
Total for This Shipment:	**$27.67**

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:	$24.68
Shipping & Handling:	$2.99
Total before tax:	$27.67
Estimated Tax:	$0.00
Grand Total:	**$27.67**

Credit Card transactions	MasterCard ending in 2233: June 9, 2026: $27.67

To view the status of your order, return to Order Summary .

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Details for Order #114-5640272-3605054

Order Placed: June 11, 2026
Amazon.com order number: 114-5640272-3605054
Order Total: $15.14

Not Yet Shipped

Items Ordered	Price
1 of: *ARES 31014-24-Piece Tamper Resistant Long Torx Bit Set - Industrial Grade S2 Steel Tamper-Proof Torx Bits - 1/4-Inch Hex Shank Fits Standard Drill Chucks and Quick Connect Couplers* Sold by and invoiced on behalf of: ARES TOOL (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price Condition: New	$15.14

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

Shipping Speed:
Delivery in fewer trips to your address

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:	$15.14
Shipping & Handling:	$0.00
Total before tax:	$15.14
Estimated Tax:	$0.00
Grand Total:	**$15.14**

To view the status of your order, return to Order Summary .

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amazon.com

Details for Order #114-3877203-3355434

Order Placed: June 11, 2026
Amazon.com order number: 114-3877203-3355434
Order Total: $26.13

Not Yet Shipped

Items Ordered	Price
1 of: *MULWARK 17pcs Folding Allen Wrench Set	Metric & Standard SAE - Key Tool 2 Pack Portable Hex for Basic Home Repair and General Applications* Sold by and invoiced on behalf of: Mulwark (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Condition: New	$16.14
1 of: *Thread Lock Blue and Red, Threadlocker Medium and High Strength, Thread Locker for Nuts, Bolts, Fasteners and Metals, Ag ainst Losening and Leakage (50 mlx2)* Sold by and invoiced on behalf of: Hannaera (seller profile) Condition: New	$9.99

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

Shipping Speed:
Rush Shipping

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:	$26.13
Shipping & Handling:	$2.99
Promotion applied:	-$2.99
Total before tax:	$26.13
Estimated Tax:	$0.00
Grand Total:	**$26.13**

To view the status of your order, return to Order Summary .

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Florida Department of Health - Hillsborough County
PO Box 5135 Tampa, FL 33675

PAYING ON: #: 29-60-1801585 BILL DOC #:29-BID-8542870
RECEIVED FROM: Cypress Creek CDD AMOUNT PAID: $ 400.00
PAYMENT FORM: CREDIT CARD 2233 PAYMENT DATE: 06/12/2026
MAIL TO:

FACILITY NAME : Cypress Creek, Orchids
PROPERTY LOCATION:

10202 Carp Hollow Rd
Sun City Center, FL 33573

Lot: Block:

Property ID:

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
1170 - Pools - Operating Permit >25000	1	$ 250.00
-1 - Swimming Pool Training Fee	1	$ 25.00
-1 - Swimming Pool Processing Fee - County Fee	1	$ 100.00
-1 - Swimming Pool County Archiving Fee	1	$ 25.00

RECEIVED BY: ScallanK AUDIT CONTROL NO. **29-PID-8023146**

Florida Department of Health - Hillsborough County
PO Box 5135 Tampa, FL 33675

PAYING ON: #: 29-60-1586400 BILL DOC #:29-BID-8542829

RECEIVED FROM: Cypress Creek CDD AMOUNT PAID: $ 400.00

PAYMENT FORM: CREDIT CARD 2233 PAYMENT DATE: 06/12/2026

MAIL TO:

FACILITY NAME : Cypress Creek Pool

PROPERTY LOCATION:

7154 Trent Creek Dr
Sun City Center, FL 33573

Lot: Block:

Property ID:

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
1170 - Pools - Operating Permit >25000	1	$ 250.00
-1 - Swimming Pool Training Fee	1	$ 25.00
-1 - Swimming Pool Processing Fee - County Fee	1	$ 100.00
-1 - Swimming Pool County Archiving Fee	1	$ 25.00

RECEIVED BY: ScallanK AUDIT CONTROL NO. **29-PID-8023148**

Deliver to Jenn
Ruskin 33573
All Search Amazon Busin
EN
Hello, manager@cypresscree...
Account for Cypress Creek ...
Returns & Orders
0
All Business Essentials National Safety Month Same-Day Delivery Add Users Save up to 30% on safety supplies Lists Prime Business

Order Details

Order placed June 8, 2026 Order # 113-6176992-0294613 Invoice

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

Payment method
Mastercard ending in 2233
View related transactions

Order Summary

Item(s) Subtotal:	$24.68
Shipping & Handling:	$2.99
Total before tax:	$27.67
Estimated tax to be collected:	$0.00
Grand Total:	**$27.67**
Refund Total	**$27.67**

Placed by manager@cypresscreekcdd.com

Return complete

Your return is complete. Your refund has been issued.
When will I get my refund?



KCTIN Walkie Talkie Headset for Midland with Mic Security Earpiece for GXT1000VP4 LXT500VP3 GXT1050VP4 GXT1000XB (6 Packs)
Sold by: KCTIN-DIRECT
$24.68
Buy it again View your item

View return/refund status
Ask Product Question
Leave seller feedback
Write a product review
Print packing slip

Pick up where you left off See more

Page 1 of 12



Leaper Anti-Theft Crossbody Sling Bag: one-handed quick-open lock in 3 seconds &...
170
1K+ viewed in past month
$35.99
FREE Delivery
Sunday, Jul 5



Sponsored
FENRUIEN Crossbody Sling Bag for Men, Water Resistant One Shoulder Backpack, Side Bag for...
76
-5% $40.84
List: $42.99
Get it as soon as **Tuesday, Jul 14**



mygreen Canvas Cross Body Messenger Bag Shoulder Sling Backpack Travel Rucksack
860
1K+ viewed in past month
-8% $27.54
List: $29.99
FREE Delivery
Sunday, Jul 5



Sponsored
ZINZ Slim and Expandable 15 15.6 16 Inch Laptop Backpack Anti Theft Business Tra...
1,948
-26% $42.35
List: $56.99
FREE Delivery
Sunday, Jul 5

Recommended based on your shopping trends

Sponsored

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

Invoice

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

Issue Date	Invoice #
7/1/2026	117813

P.O. No.	Due Date
	7/31/2026

Description	Qty	Rate	Amount
July (7/1/2026 - 7/31/2026) Monthly Service - Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, Fl 33573	1	710.00	710.00T

Subtotal:	$710.00
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*
Invoice Total:	**$710.00**

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

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

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

Invoice

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

Issue Date	Invoice #
6/17/2026	117762

P.O. No.	**Due Date**
	7/17/2026

Description	Qty	Rate	Amount
Coastwide Professional™ 55-60 Gallon Trash Bag, 38" x 60", High Density, 22 mic, Black, 6 Rolls Location: 7154 Trent Creek Dr. Ruskin, Fl 33573 Delivered 6/10/2026	1	75.15	75.15T

Subtotal:	$75.15
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*
Invoice Total:	**$75.15**

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

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

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

Invoice

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

Issue Date	Invoice #
7/23/2026	118004

P.O. No.	**Due Date**
	8/22/2026

Description	Qty	Rate	Amount
Angel Soft Professional Series Recycled Toilet Paper, 2-Ply, White, 450 Sheets/Roll, 40 Rolls/Case	1	68.95	68.95T
Perk™ 13 Gallon Kitchen Trash Bag, 28" x 24", Low Density, 0.9 mil, White, 120 Bags/Box	1	22.15	22.15T
Earthsense 55-60 Gallon Commercial Recycled Trash Bags, Black, 100/Carton	1	68.65	68.65T
Delivered 7/23/2026			
Location: 781 Cypress Village Blvd. Sun City Center, Fl 33573			

Subtotal:	$159.75
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*
Invoice Total:	**$159.75**

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

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

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

Invoice

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

Issue Date	Invoice #
7/30/2026	118209

P.O. No.	**Due Date**
	8/29/2026

Description	Qty	Rate	Amount
May Monthly Service Increase Charge - increased cleaning frequency from 3x/wk to 5x/wk effective 5/18/2026 (underbilled Inv #117257)	1	134.21	134.21T
June Monthly Service Increase Charge - underbilled Inv #117560	1	470.00	470.00T
July Monthly Service Increase Charge - underbilled Inv #117813	1	470.00	470.00T
August Monthly Service Increase Charge - underbilled Inv #118050	1	470.00	470.00T
Cypress Creek Pools: 7154 Trent Creek Dr. Ruskin, Fl 33573			

Subtotal:	$1,544.21
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*
Invoice Total:	**$1,544.21**

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

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

INVOICE

Customer ID: **16-72058-83009**
Customer Name: CYPRESS CREEK CDD
Service Period: 07/01/26-07/31/26
Invoice Date: 06/30/2026
Invoice Number: 0262696-2206-9

How to Contact Us	Your Payment is Due	Your Total Due
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**	**Jul 30, 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.	**$250.00** If payment is received after 07/30/2026: **$ 256.25**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
250.00		(250.00)		0.00		250.00		**250.00**

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 16-72058-83009**
Cypress Creek Cdd, 7154 Trent Creek Dr, Ruskin FL 33573-0308

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	07/01/26		1.00	0.00
4 Yard Dumpster 2X Week	07/01/26		1.00	250.00
Total Current Charges				**250.00**

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

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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
06/30/2026	0262696-2206-9	**16-72058-83009**
Payment Terms	**Total Due**	**Amount**
Total Due by 07/30/2026	$250.00	
If Received after 07/30/2026	$256.25	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $250.00.

2206000167205883009002626960000002500000000025000 1

I0290C95

CYPRESS CREEK CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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

GREENER WAYS TO PAY

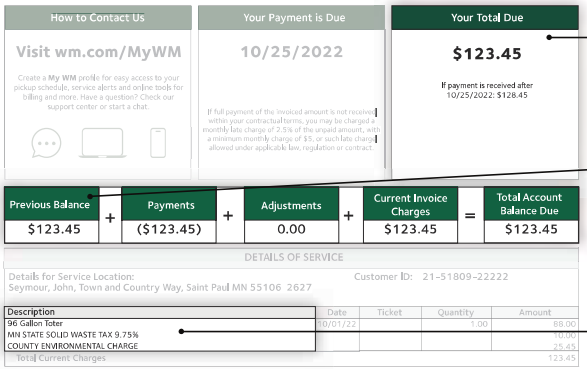
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



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.

☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ 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.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or 800 Capitol St. Ste 3000, Houston TX 77002. 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: 07/01/26-07/31/26
Invoice Date: 06/30/2026
Invoice Number: 0263262-2206-9

How to Contact Us	Your Payment is Due	Your Total Due
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**	**Jul 30, 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.	**$340.01** If payment is received after 07/30/2026: **$ 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: **Customer ID: 23-22685-73003**
Cypress Creek K Cdd, 9770 Mulberry Marsh Ln, Sun City Center FL 33573-0227

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	07/01/26		1.00	192.48
6 Yard Dumpster 1X Week	07/01/26		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)
06/30/2026	0263262-2206-9	**23-22685-73003**
Payment Terms	**Total Due**	**Amount**
Total Due by 07/30/2026	$340.01	
If Received after 07/30/2026	$348.51	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $340.01.

2206000232268573003002632620000003400100000034001 6

I0290C95

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

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PO BOX 4648
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405-0236909-2206-9

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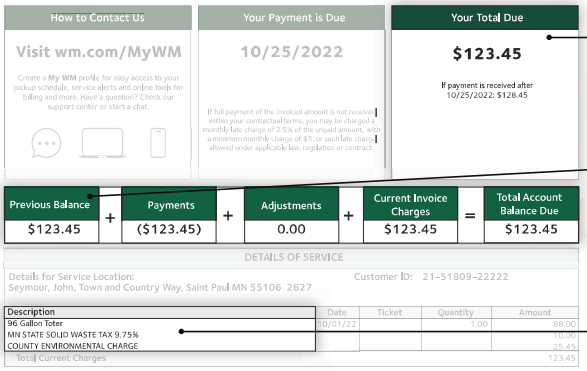
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