CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT

NOVEMBER 13, 2025

REVISED AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Cypress Mill Community Development District

Board
□ Anthony Seabrook, Chairperson
□ Jason Robare, Vice Chairperson
□ John Zanikos, Assistant Secretary
□ William Sharp, Assistant Secretary
□ Vacant

Staff
□ Alba Sanchez, District Manager
□ Michael Broadus, District Counsel
□ Todd Amaden, District Engineer
□ Kate Van Mead, District Engineer
□ Paul Young, Field Manager
□ Jonathan Sciortino, Accountant
□ Crystal Yem, Admin

Revised Regular Meeting Agenda

Thursday, November 13, 2025 – 9:30 a.m.

Teams Meeting Information

Meeting ID: 277 956 211 197 Passcode: Fo6SX7Hd

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. **Call to Order/Roll Call**
2. **Acceptance of the Agenda**
3. **Public Comment on Agenda Items *(Comments limited to three (3) minutes per speaker***
4. **Staff Reports**
   - **A.** Field Inspection Report……………………………………………………………..Page 3
     1. Consideration of Pergola Proposal…………………………...………….Page 12
   - **B.** Accountant Report
   - **C.** District Counsel
   - **D.** District Manager
   - **E.** Field Manager
   - **F.** District Engineer
5. **Business Items**
   - **A.** Consideration of Resolution 2026-01, Adopting the Fiscal Year 2024-2025 Budget Amendment……………………………………………….…Page 13
   - **B.** Consideration of the Complete IT Proposal…………………………………...Page 18
   - **C.** Consideration of Playground Matting……………………………………………Page 93
   - **D.** Consideration of Light Niche Replacement Proposal……………………………Page 97
   - **E.** Consideration of Holiday Lighting Proposal……………………………………..Page 107
6. **Consent Agenda**
   - **A.** Consideration of the Meeting Minutes on October 9, 2025……………………...Page 110
   - **B.** Acceptance of the October 2025 Check Registries and O&M Report…………...Page 112
7. **Board of Supervisors' Requests and Comments**
8. **Public Comments**
9. **Adjournment**

The next regularly scheduled meeting is on Thursday, December 11, 2025, at 9:30 p.m.

<u>**District Office**</u>**:**
Inframark, Community Management Services
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
954-603-0033

<u>**Meeting Location**</u>**:**
Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Cypress Mill CDD

Tuesday, 21 October 2025

Prepared For Board Of Supervisors

19 Items Identified

19 Items Incomplete

Nathan Neidlinger

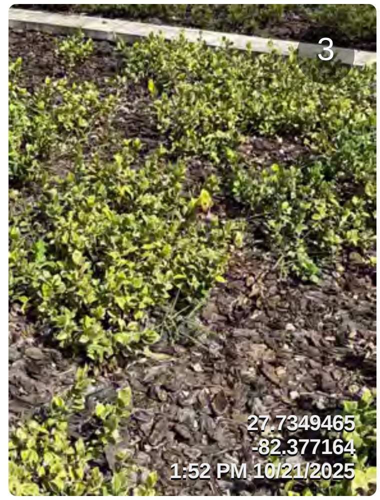
Nathan Neidlinger

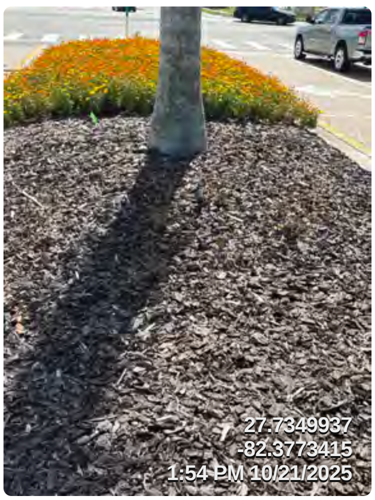
Field Inspection Coordinator

Items 1

Assigned To: Steadfast

Pull any weeds in and around the monument at the 19th Ave/Miller Creek entrance.





Items 2

Assigned To: Steadfast

Remove any dead plant material from the center island at the 19th Ave/Miller Creek entrance.

Items 3

Assigned To: Steadfast

Pull weeds and vines out of plant bed around tree across from 7207 Wash Island Dr.

Items 4

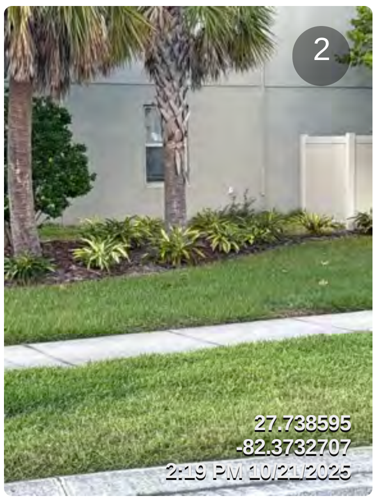
Assigned To: Steadfast

Light weeding needed at Camp Island/Beth Shields entrance monument.

Items 5

Assigned To: Completed Project

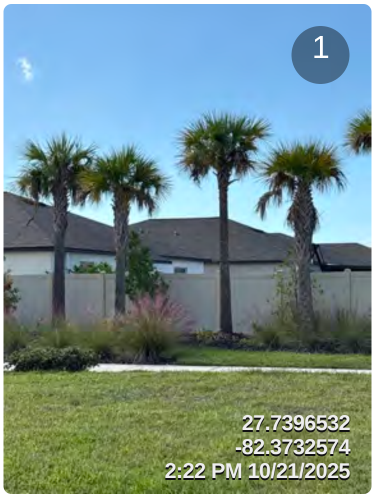
Steadfast completed the install of new plant life at Miller Creek/Salt River.

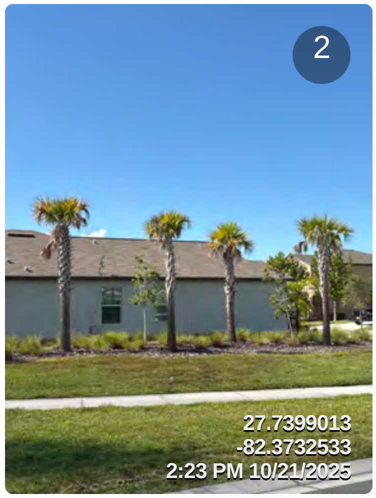


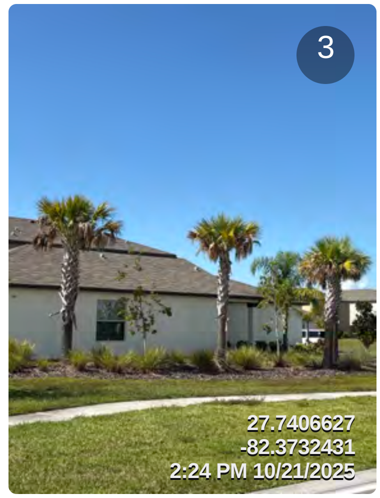
Items 6

Assigned To: Steadfast

There are a lot of dead palms around the community that need to be trimmed.







Items 7

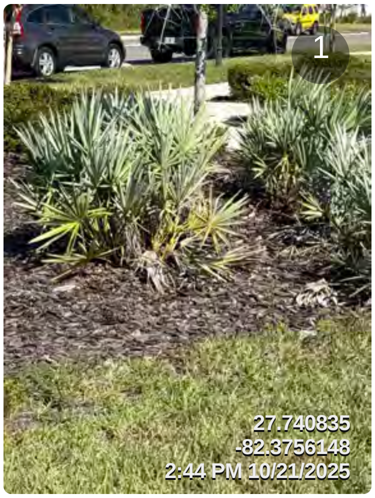
Assigned To: Steadfast

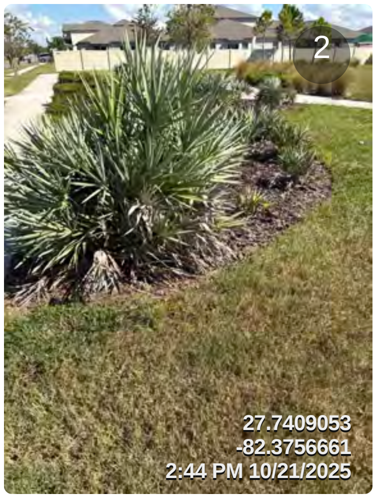
Are we spraying for turf weeds across from 15444 Miller Creek Dr? Many areas around the community look like this with turf weeds as well.

Items 8

Assigned To: Steadfast

Clean up any dead plant material from plant beds on both ends of the central park.

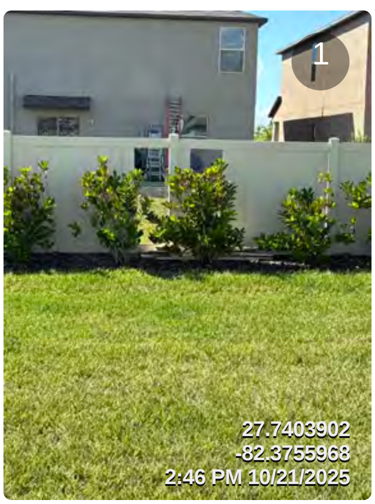


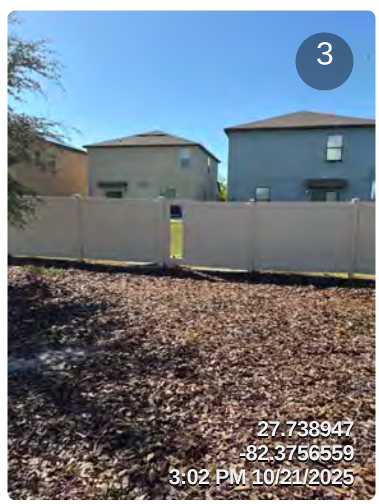


Items 9

Assigned To: Board/Disrict Manager

Missing fence slats from CDD fence. This is on both ends of the central park near the playground.





Items 10

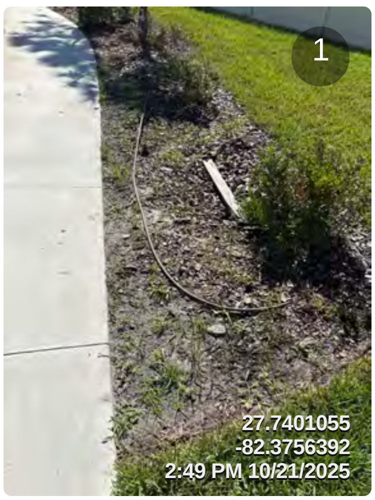
Assigned To: Completed Project

New mulch laid at the central park playground.

Items 11

Assigned To: Steadfast

Spray/pull weeds in plant beds around the central park playground.



Items 12

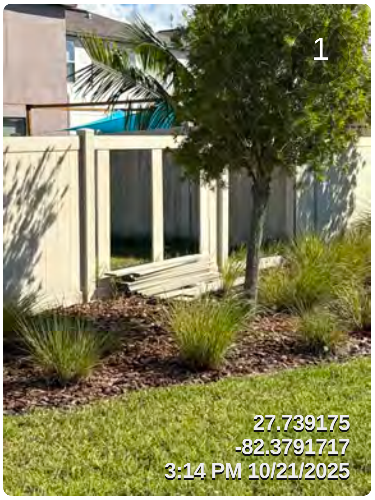
Assigned To: Steadfast

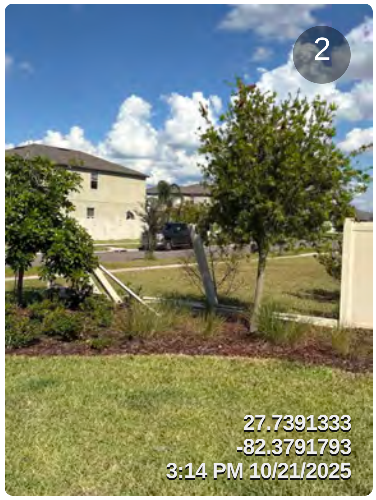
Remove sucker growth from trees on King Creek Dr/Miller Creek.

Items 13

Assigned To: Board/District Manager

CDD fence down at park on Ozello Trail between Spice Key and King Creek.

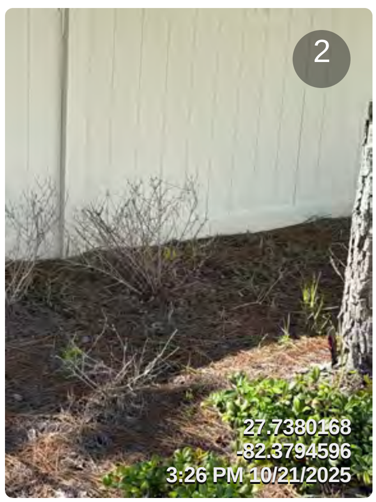




Items 14

Assigned To: Steadfast

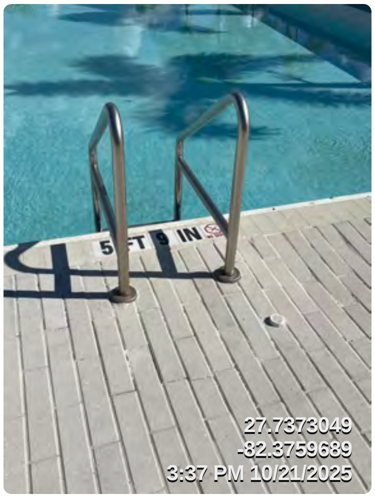
Remove any dead plant material from the plant bed at the park on Gomez Rocks between King Creek and Spice Key.



Items 15

Assigned To: Steadfast

Palms hanging and broken palm in center island at Greenleaf Bay/Miller Creek.



Items 16

Assigned To: Completed Project

Pavers repaired and ladder attached at pool.

Items 17

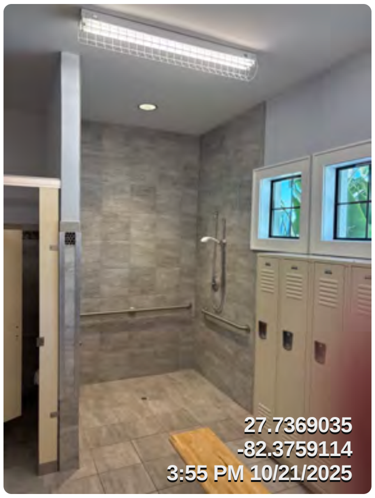
Assigned To: Completed Project

Mulch laid down at playground next to pool.

Items 18

Assigned To: Board/Onsite

Wall behind gym door handle needs to be painted to match wall.



Items 19

Assigned To: Board/Onsite

No shower curtain in men’s or women’s bathroom in the clubhouse.

Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Phone:656-247-3501

Date: 11/5/2025
Work Order # 057-008-5-25
Customer ID:Cypress mills CDD

Quotation valid until 11/30/2025
Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Pergola rejuvenation A light pressure wash then a chemical wash. After the chemical wash, wood will need a soft pressure wash again. This needs a chem wash due to the soft wood. Once wood drys we will re-seal the wood with a water sealant. This will be two phases of sealant. This includes all labor for two days and all materials for sealant and chemicals.		$4,800.00	1	$4,800.00
This proposal does not include any wood replacement				
Total	**Labor and Materials**			$4,800.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

Date: 11/5/25

Inframark

By: ______________________

Date: ______________________

Cypress Mill CDD

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Cypress Mill Community Development District (the "**District**") previously adopted its budget for fiscal year 2024/2025;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2024/2025 (the "**Amended Budget**"), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. **Amended Budget**. The Board hereby finds and determines as follows:

    a. That the Board has reviewed the Amended Budget, a copy of which is on the District's website, on file with the office of the District Manager, and at the District's Records Office.

    b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2024/2025.

    c. That the Amended Budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as the "Amended Budget for the Cypress Mill Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025".

    d. The Amended Budget shall be posted by the District Manager on the District's official website within five (5) days after adoption and remain on the website for at least two (2) years.

3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts**. This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2024/2025, which remains in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date**. This Resolution shall become effective upon its adoption.

Passed and adopted November 13, 2025.

Attest:	**Cypress Mill Community Development District**
______________________________	______________________________
Name:_________________________	Name:_________________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: 2024/2025 Amended Budget

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ 734	$ 734
Interest - Tax Collector	-	-	-	4,111	4,111
Rental Income	-	-	-	2,625	2,625
Special Assmnts- Tax Collector	1,070,493	-	1,070,493	1,072,745	2,252
Other Miscellaneous Revenues	-	-	-	725	725
Access Keys	-	-	-	225	225
TOTAL REVENUES	**1,070,493**	**-**	**1,070,493**	**1,081,165**	**10,672**
EXPENDITURES					
Administration					
Supervisor Fees	12,000	-	12,000	8,000	4,000
ProfServ-Trustee Fees	12,300	-	12,300	12,337	(37)
Disclosure Report	12,600	-	12,600	12,600	-
District Counsel	7,500	15,000	22,500	22,914	(414)
District Engineer	5,000	-	5,000	2,688	2,312
District Manager	41,200	-	41,200	40,000	1,200
Accounting Services	9,270	(2,000)	7,270	6,750	520
Auditing Services	8,100	1,000	9,100	9,200	(100)
Website Compliance	1,500	-	1,500	2,179	(679)
Postage, Phone, Faxes, Copies	2,000	-	2,000	72	1,928
Public Officials Insurance	3,067	21,000	24,067	24,892	(825)
Legal Advertising	2,000	2,600	4,600	4,633	(33)
Bank Fees	300	-	300	796	(496)
Website Hosting	600	-	600	-	600
Website Administration	1,500	-	1,500	495	1,005
Office Supplies	200	-	200	-	200
Dues, Licenses, Subscriptions	675	-	675	792	(117)
Total Administration	119,812	37,600	157,412	148,348	9,064
Utility Services					
Utility - Electric	170,000	40,000	210,000	209,192	808
Electricity-Office Bldg	20,000	(20,000)	-	-	-
Total Utility Services	190,000	20,000	210,000	209,192	808
Water-Sewer Comb Services					
Utility - Water	10,000	2,500	12,500	12,597	(97)
Total Water-Sewer Comb Services	10,000	2,500	12,500	12,597	(97)
Other Physical Environment					
Waterway Management	13,419	1,000	14,419	14,760	(341)
Insurance -Property & Casualty	25,000	10,000	35,000	35,000	-
R&M-Mulch	52,000	(30,000)	22,000	22,000	-
Landscape Maintenance	220,000	33,000	253,000	253,181	(181)

Proposed Budget Amendment

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
R&M-Hardscape Cleaning	7,500	(7,500)	-	-	-
Plant Replacement Program	25,000	(24,000)	1,000	275	725
Landscape- Storm Clean Up & Tree Removal	2,500	3,000	5,500	5,770	(270)
Miscellaneous Maintenance	14,000	-	14,000	9,623	4,377
Irrigation Maintenance	20,000	43,000	63,000	63,009	(9)
Total Other Physical Environment	379,419	28,500	407,919	403,618	4,301
Maintenance: Other					
Payroll - Amenities	113,100	18,000	131,100	131,673	(573)
Payroll Taxes	50,859	(25,000)	25,859	25,514	345
Fire Alarm Monitoring	1,000	(1,000)	-	-	-
Management Services	39,603	(15,000)	24,603	24,000	603
Pest Control	1,000	-	1,000	480	520
Contracts-Security Camera	12,000	(4,000)	8,000	7,250	750
Contracts-Pools	22,500	1,000	23,500	23,874	(374)
Janitorial Services	21,000	-	21,000	16,928	4,072
R&M-General	4,000	(4,000)	-	-	-
R&M-Court Maintenance	2,500	(2,000)	500	150	350
R&M-Gate	1,500	-	1,500	-	1,500
R&M-Pools	2,000	12,000	14,000	13,801	199
R&M-Fitness Equipment	3,000	3,000	6,000	6,427	(427)
R&M-Pressure Washing	2,600	(2,000)	600	-	600
Facility A/C & Heating Maintenance & Repair	2,000	(2,000)	-	-	-
Lighting Repairs & Maintenance	1,000	-	1,000	-	1,000
R&M-Security Cameras	1,000	-	1,000	-	1,000
Trash Services	2,000	8,000	10,000	9,985	15
Landscape Miscellaneous	3,500	4,000	7,500	8,295	(795)
Building Maintenance & Repairs	4,500	(4,500)	-	-	-
Misc-Access Cards	2,100	(2,100)	-	-	-
Holiday Decoration	10,000	(3,000)	7,000	6,500	500
Special Events	2,500	(2,000)	500	-	500
Cleaning Supplies	1,000	(1,000)	-	-	-
Furniture	3,000	-	3,000	3,870	(870)
Capital Reserve	50,000	-	50,000	50,000	-
Total Maintenance: Other	359,262	(21,600)	337,662	328,747	8,915
Road and Street Facilities					
Sidewalk & Pavement Repair	2,000	(2,000)	-	-	-
Total Road and Street Facilities	2,000	(2,000)	-	-	-
Parks and Recreation					
Park Facility Management	10,000	-	10,000	10,635	(635)
Total Parks and Recreation	10,000	-	10,000	10,635	(635)
TOTAL EXPENDITURES	**1,070,493**	**65,000**	**1,135,493**	**1,113,137**	**22,356**

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	-	(65,000)	(65,000)	(31,972)	33,028
Net change in fund balance	-	(65,000)	(65,000)	(31,972)	33,028
FUND BALANCE, BEGINNING (OCT 1, 2024)	**275,098**	**-**	**275,098**	**325,098**	**50,000**
FUND BALANCE, ENDING	**$ 275,098**	**$ (65,000)**	**$ 210,098**	**$ 293,126**	**$ 83,028**

Brivo and Eagle Eye Network Camera System

Revised 10/2/25

Prepared for: Cypress Mills CDD

***Created by:* Adam Bonney | Business Development**

***Email:* Adam@completeit.io**

***Phone:* (813) 444-5419**

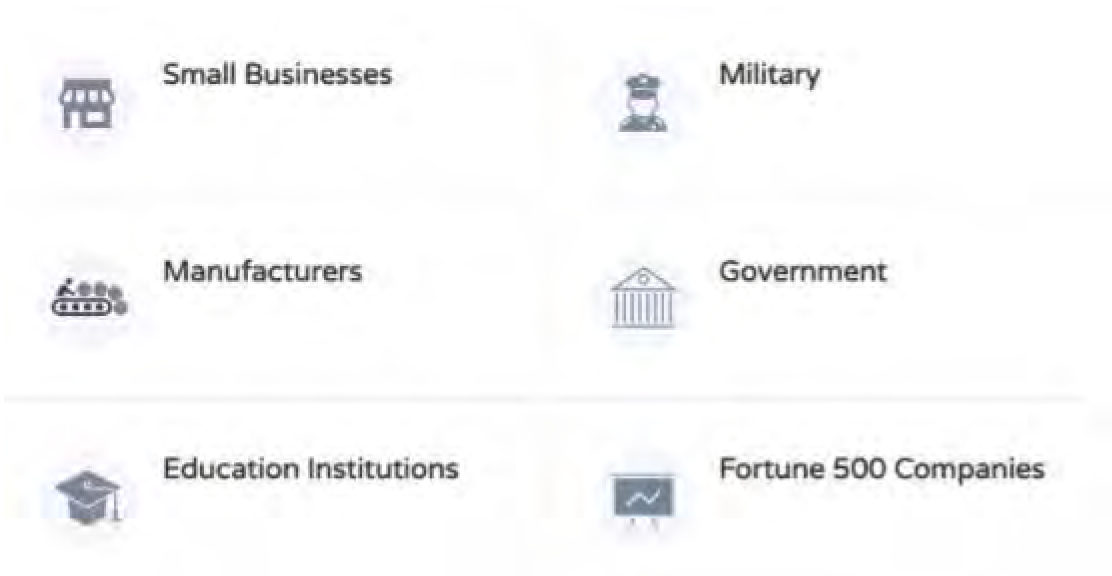
- Your Technology Professionals -

Sales, Training, & Support

Hi Cypress Mills CDD,

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

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



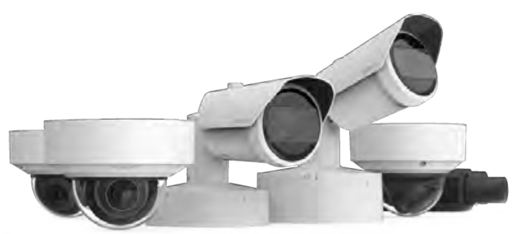
All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

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

Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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

Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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

EAGLE EYE NETWORKS

Worry-Free Cloud Video Surveillance for Your Business

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

Eagle Eye Cloud Video Management System

CAMERA COMPATIBILITY

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

TRUE CLOUD

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

CYBER SECURE

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

OPEN PLATFORM

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

AI & ANALYTICS

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

THE EAGLE EYE CLOUD VMS

Smart Video Surveillance

Smart, Simple, Secure Cloud Video Surveillance for Your Business

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

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

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

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

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

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

Ease of Use

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

Cybersecurity

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

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

Open Platform

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

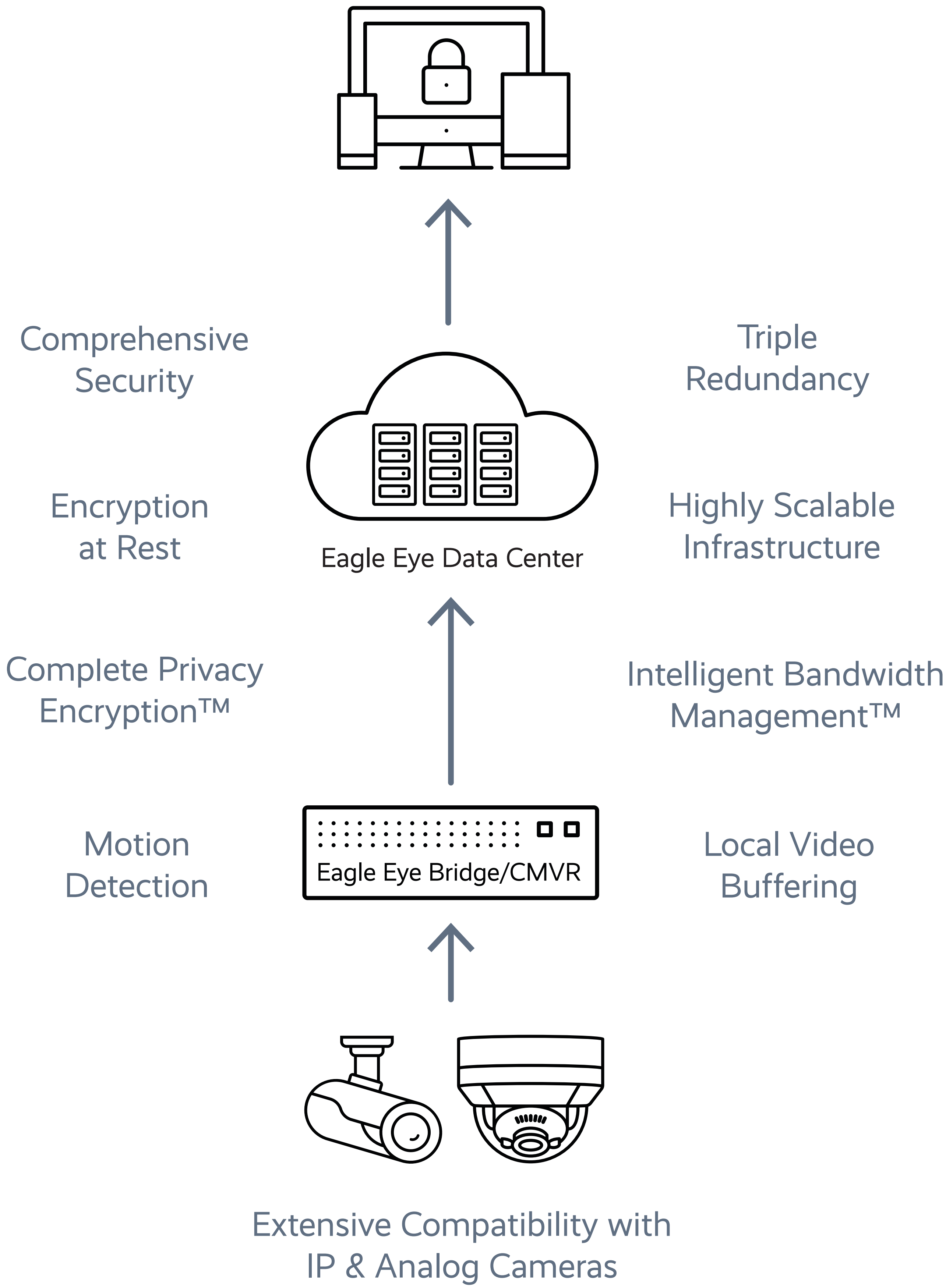
Our open API platform offers:

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

Artificial Intelligence and Analytics

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

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


Comprehensive Security
Triple Redundancy
Encryption at Rest
Eagle Eye Data Center
Highly Scalable Infrastructure
Complete Privacy Encryption™
Intelligent Bandwidth Management™
Motion Detection
Eagle Eye Bridge/CMVR
Local Video Buffering
Extensive Compatibility with IP & Analog Cameras

CLOUD VIDEO SURVEILLANCE

2-Way Audio

Uses for 2-Way Audio

CUSTOMER SUPPORT

Provide assistance and communicate with visitors and customers.

COMMUNICATE WARNINGS

Notify a designated area of immediate alerts during critical incidents.

DETER SECURITY THREATS

Remotely warn suspicious individuals, minimizing security and liability threats.

MANAGE CROWDS

Make public address announcements to inform and control crowds.

IMPROVE BUSINESS OPERATIONS

Communicate with staff about business needs to improve customer experience.

CONVENIENT ALL-IN-ONE SECURITY SOLUTION

- Communicate using the Eagle Eye Viewer app on your mobile device.
- Quick setup - easily connect an approved IP speaker/horn to any Eagle Eye Bridge.
- Create a communication network by linking multiple cameras to a speaker/horn.
- Receive alerts using video analytics and communicate directly with suspicious individuals to deter threats.

Communicate Remotely Through Your Surveillance System

Add audio communication to your cloud video surveillance system for a complete security solution. Eagle Eye Networks 2-Way Audio is a bidirectional audio feature that allows users to remotely communicate through the Eagle Eye Cloud VMS (Video Management System).

See Something and Say Something

Combine true cloud video surveillance with 2-Way Audio communication to improve situational awareness, security, and operations. There are uses for 2-Way Audio in virtually every industry, including multi-family residences, hotels, restaurants, retail, schools, hospitals, smart cities, parking areas, car dealerships, and storage facilities. Our 2-Way Audio can enhance security at remote and temporary locations such as construction sites, oil/gas facilities, and food trucks.

LEARN MORE
Visit our website
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+81-3-6868-5527
APACsales@een.com

BRIVO (ACS) Access Control System

What Make's The Difference
The Brivo Access Control Control (ACS) provides 100% cloud management. Eliminates all the headaches of traditional systems. No massive one-time software to purchase and keep updated, no license keys, and no operating systems to maintain. Brivo only requires centralized control panels at your facility.

Compatible with the greatest access control manufacturers in the industry.

ASSA ABLOY

HID

Rumors:

- If the internet goes out, the system can't operate.
    - FALSE: If the internet goes out, the data is securely stored on the local control panels and will continue working as long as there is power supplied to it.
- A short term power outage will bring the system down.
    - FALSE: Each local control panel controlling 3 or more doors comes with a battery backup that will kick in immediately for a short period of time.

CREATE SCHEDULES
Set specific times for entrances to be automated access control

MANAGE PERMISSIONS
Allow different people different levels of access to your facility

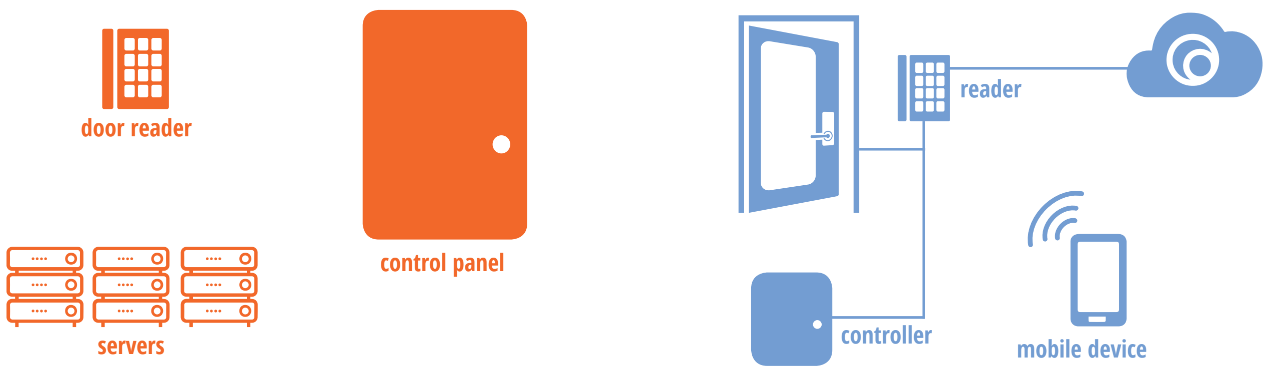
MONITOR EVENTS
Get alerts, view activities and verify what's taking place with real-time video. Requires Brivo Access or Eagle Eye Integration.

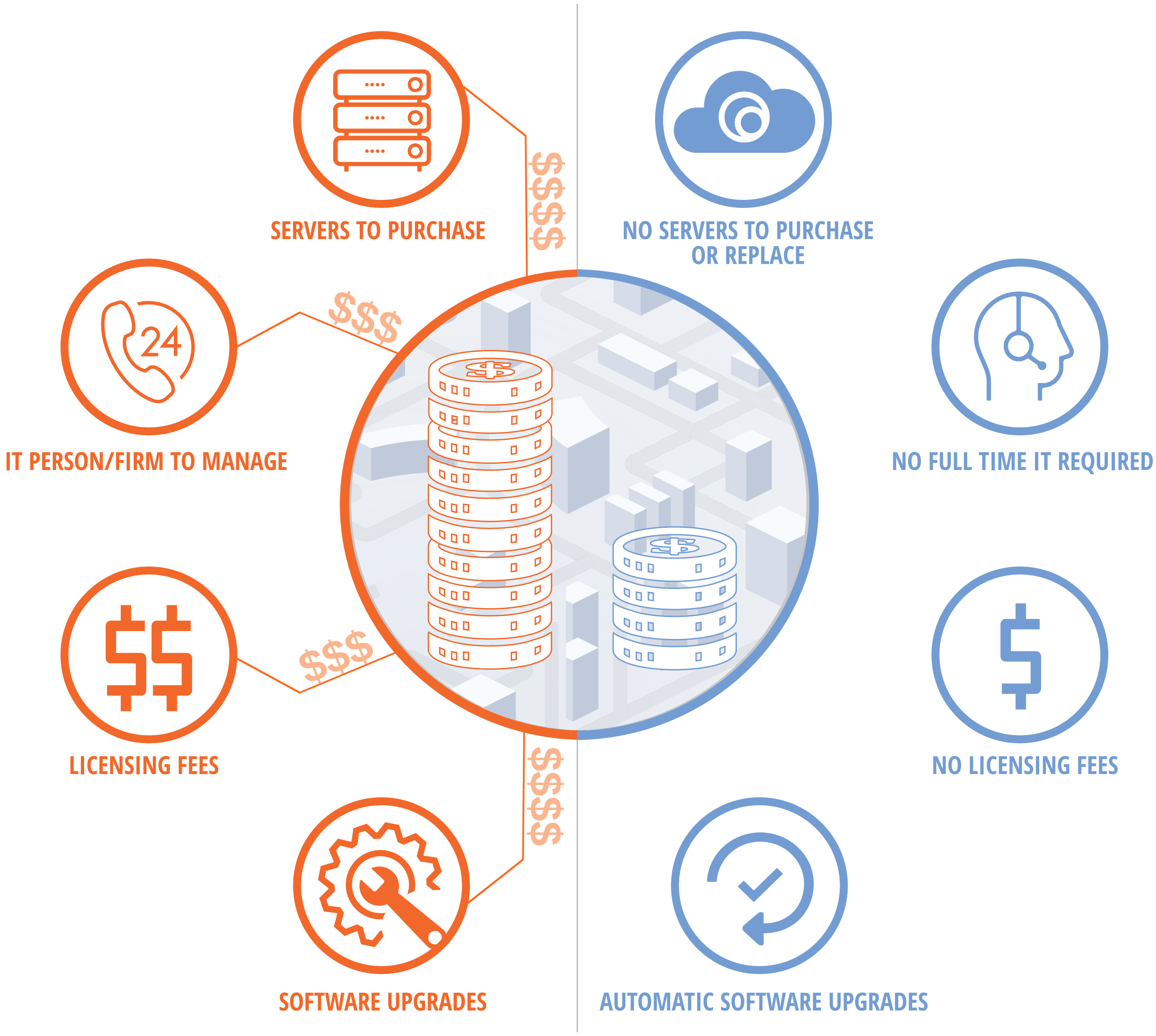
VIEW REPORTS
Receive real-time or recorded info in easy-to-view reports.

OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY	THE BRIVO WAY





LIMITATIONS

OUR BENEFITS

SECURITY RISK
Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises

BETTER SECURITY
Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY
You need to be onsite to lock or open doors

FLEXIBILITY
Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY
More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

UNLIMITED SCALABILITY
Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT
No ability to integrate with other systems

INTEGRATE WITH KEY SYSTEMS
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.

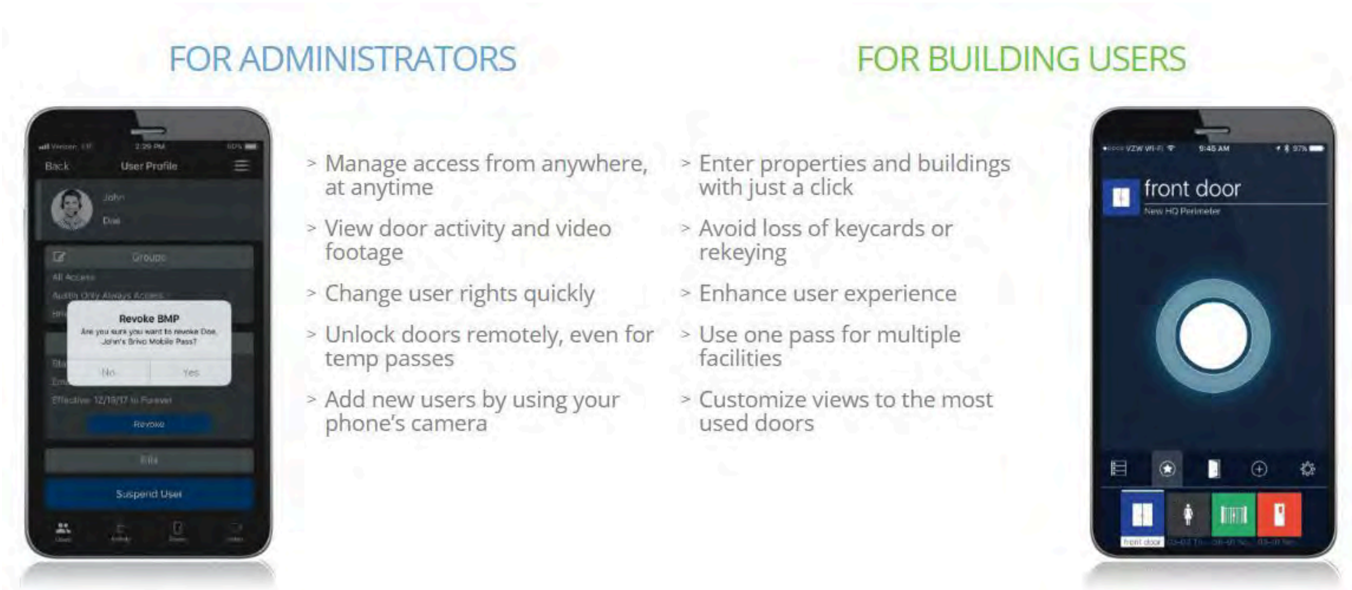
brivo®
simply better security

Contact your local Brivo dealer to request additional information.

Brivo Mobile Pass

Building Blocks for Brivo Cloud-Based Building Security:
Brivo Onair® makes managing access and credentials easy and convenient from your mobile devices and improves user experience because doors are unlocked with smartphones.

Available now on both iOS and Android, Brivo's Mobile Pass Application revolutionizes physical security by immediately delivering access control via smartphones without having to install new door readers. Brivo Mobile Pass serves as a mobile complement to physical keycards and readers, and is fully interoperable with existing door reader technologies.

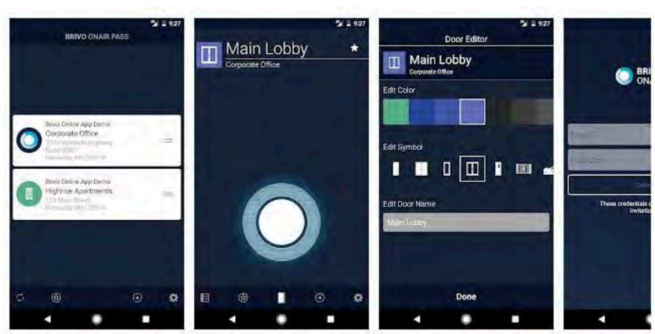


Brivo Mobile Pass is a cloud-based mobile credential system that is part of the Brivo OnAir platform. From a workflow perspective, the Brivo OnAir administrator selects a user and creates a Brivo Mobile Pass invitation that is delivered via email. The user then clicks the "Add" button in the email to activate Brivo Mobile Pass on their phone. The user can now open doors as they would have with a keycard, however, Brivo's cloud authentication is far more secure because of the cloud-based authentication. As with keycards, Brivo Mobile Passes can be revoked at any time by the administrator.

For users, the Brivo Mobile Pass Application is much more convenient and secure than traditional keycards. It travels with them wherever they carry their phone, and it's protected by passcode and biometric capabilities built into the smartphone. When the user wants to open the door he/she simply opens the Brivo Mobile Pass application. It communicates with the cloud using the smartphone's capabilities and requests that the door be opened. No keycard is needed. Brivo Mobile Pass also operates across multiple, unaffiliated Brivo-equipped facilities such as offices, gyms and parking garages. Users can add Brivo Mobile Passes from an unlimited number of Brivo OnAir accounts via email.

iPhone Screen Shots

Android Screen Shots



THE SMARTER WAY TO OPEN DOORS

Brivo Mobile Pass Credential

BENEFITS

Reduce the hassle of lost or forgotten credentials
by issuing mobile credentials and digital badges.

Protect high-security areas with two-factor authentication without a biometric reader
using fingerprint and facial recognition already built into smartphones.

Remotely assign and revoke credentials
sent directly to the user's smartphone.

Give users a more secure credential
than traditional access cards.

Brivo Mobile Pass combines the security you need with the mobile convenience users want.

A Credential That Meets Your Needs

Convenient, multi-site access in one app

Instant credentialing for authorized users

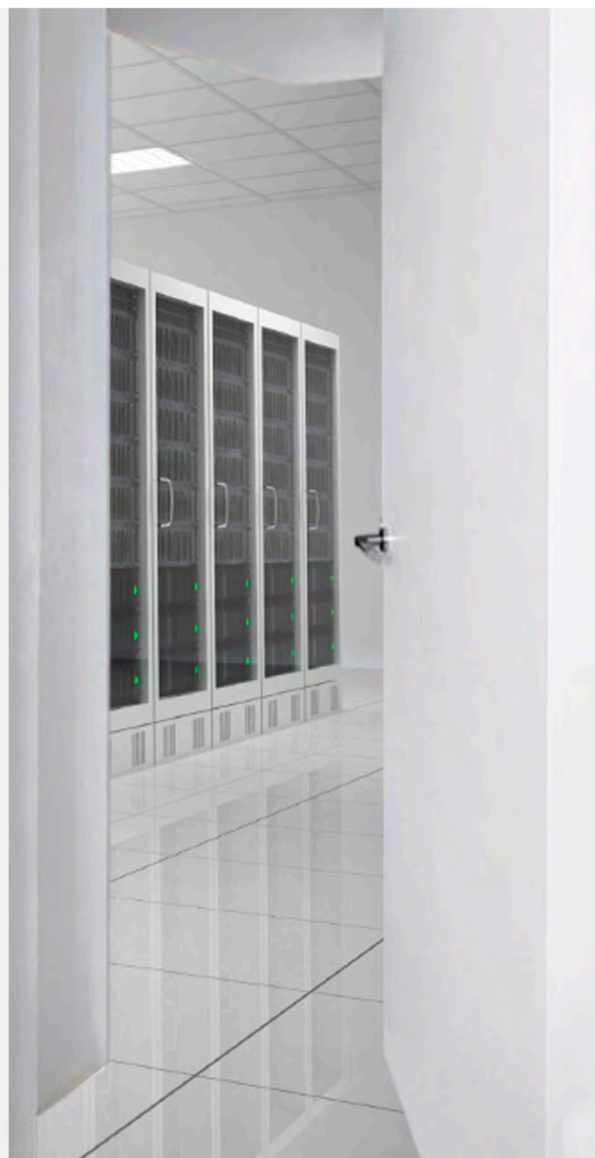
Biometrics to verify true identity

Secure credential storage

Managed directly from Brivo Access

Easy to use and install

Your phone is your badge



brivo
simply better security
sales@brivo.com
1.833.462.7486
brivo.com

FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within the Brivo Access and mobile administration app.

BENEFITS

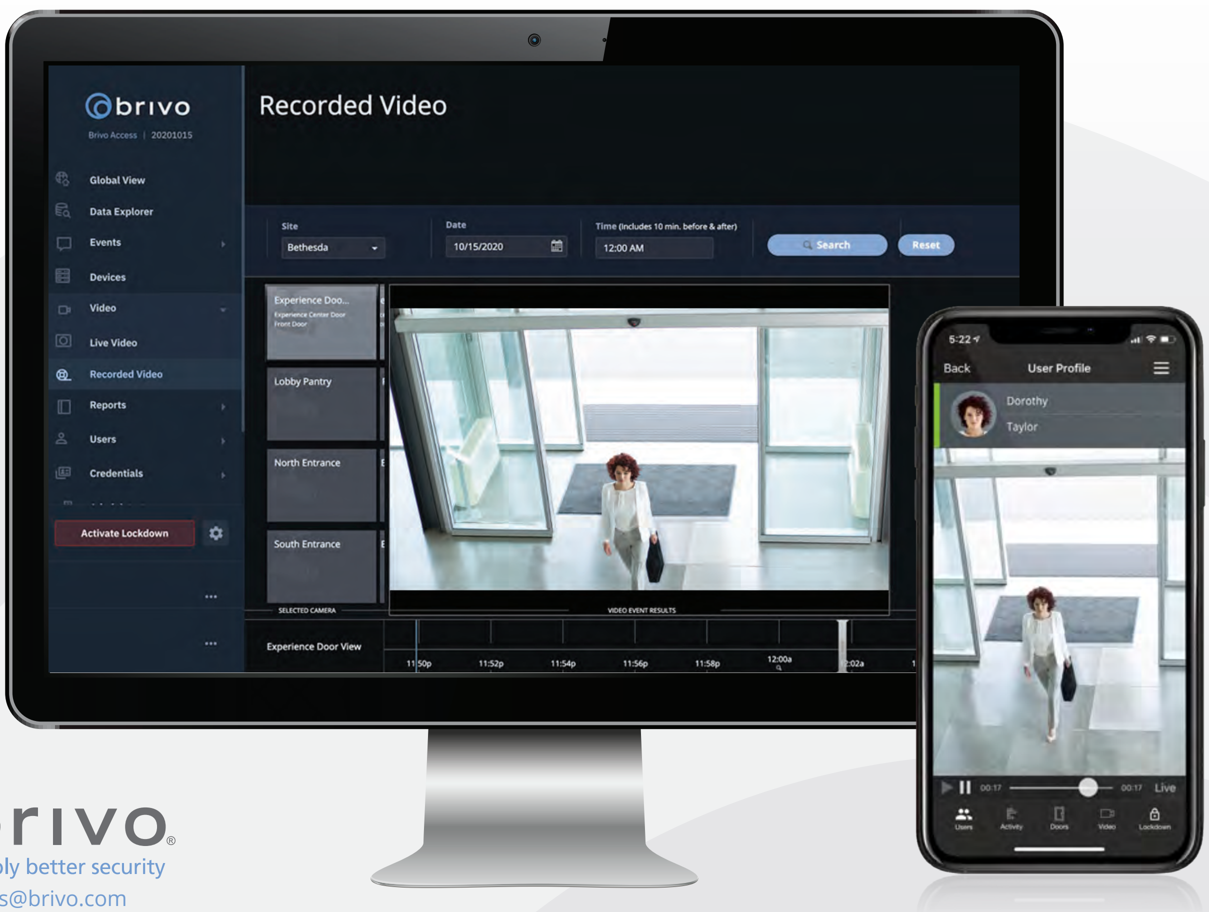
Correlate video with access control events
Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

Remotely unlock doors while seeing a live view
Use your mobile device to view live activity and remotely open doors with the click of a button.

Leverage multi-platform access control and video
Use Brivo Access to play back recorded video or view live streams on desktop and mobile devices.

Track access events with Brivo's activity log on your desktop or mobile devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL



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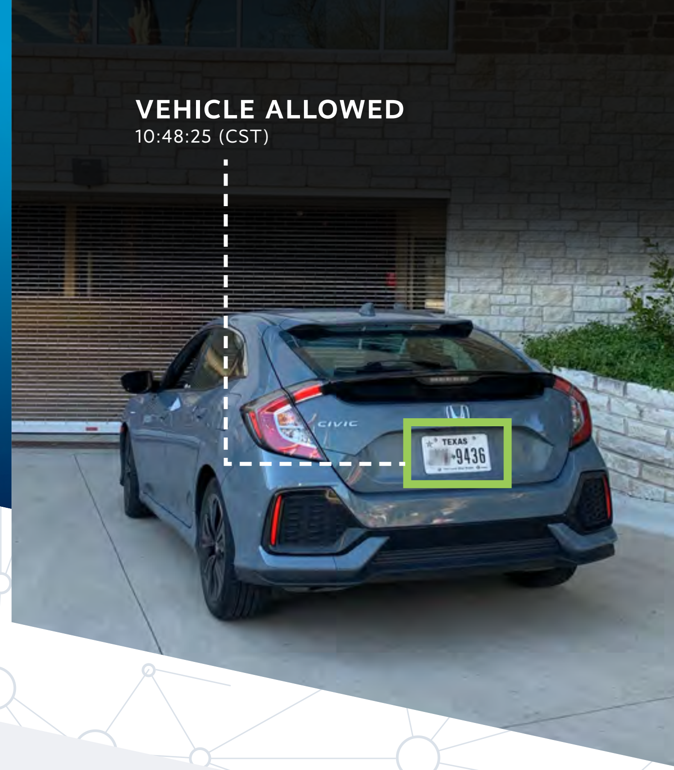
CLOUD VIDEO SURVEILLANCE

Eagle Eye License Plate Recognition Data Sheet



Features:

HIGH ACCURACY AI MODEL

WORKS WITH ANY ONVIF CAMERA

OPERATES ON CLOUD VMS

AUTOMATIC SOFTWARE UPDATES

OPEN API FOR EASY INTEGRATION

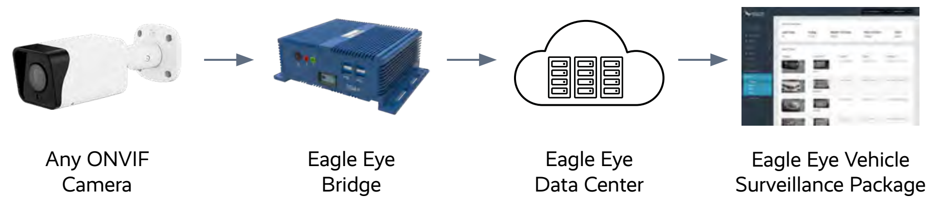
24/7/365 CUSTOMER SUPPORT

Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.

EAGLE EYE LICENSE PLATE RECOGNITION



Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles

(2) Monitored Cameras

Axis Speaker

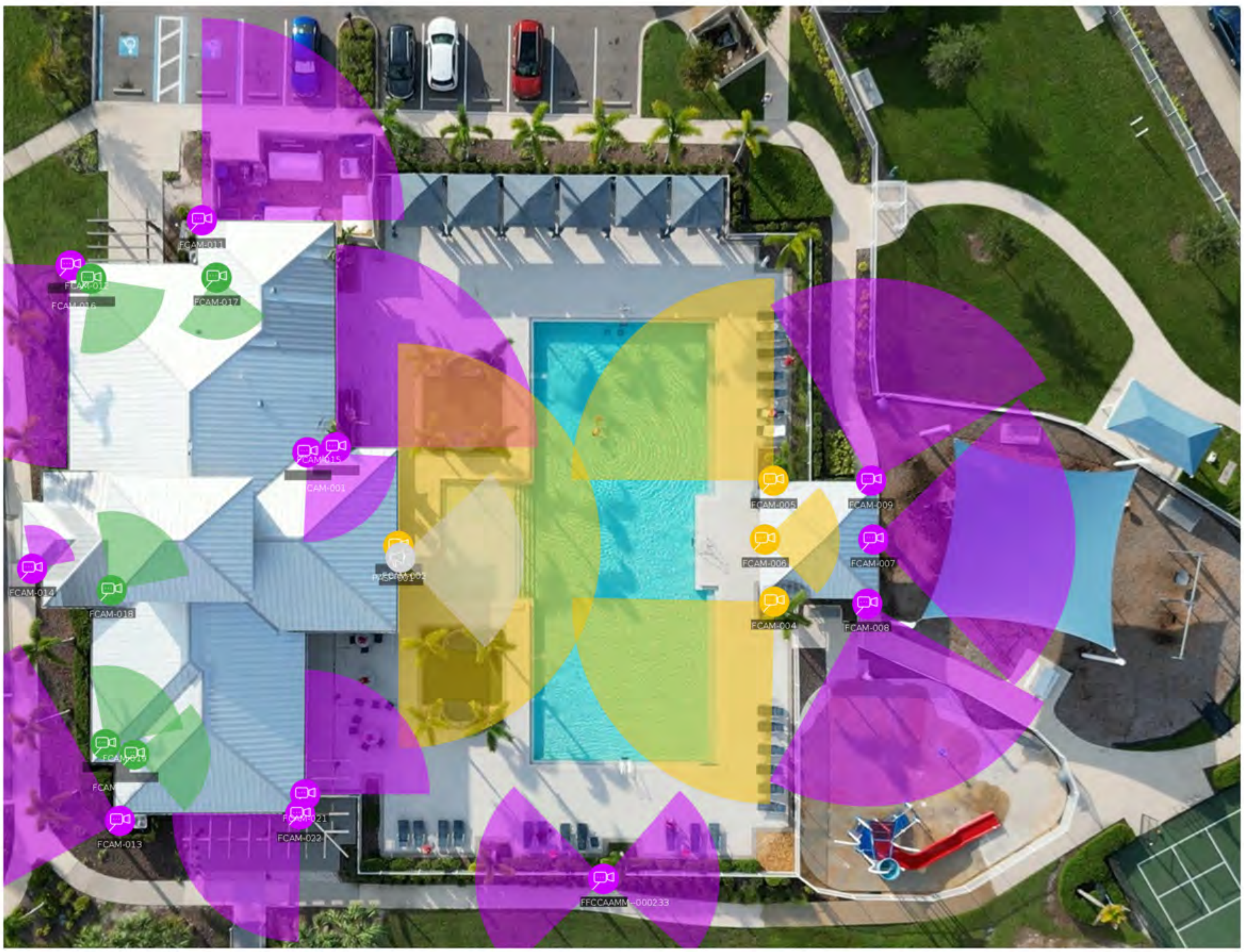
Complete I.T.
SERVICE & SOLUTIONS

(4) Monitored Cameras

Axis Speaker

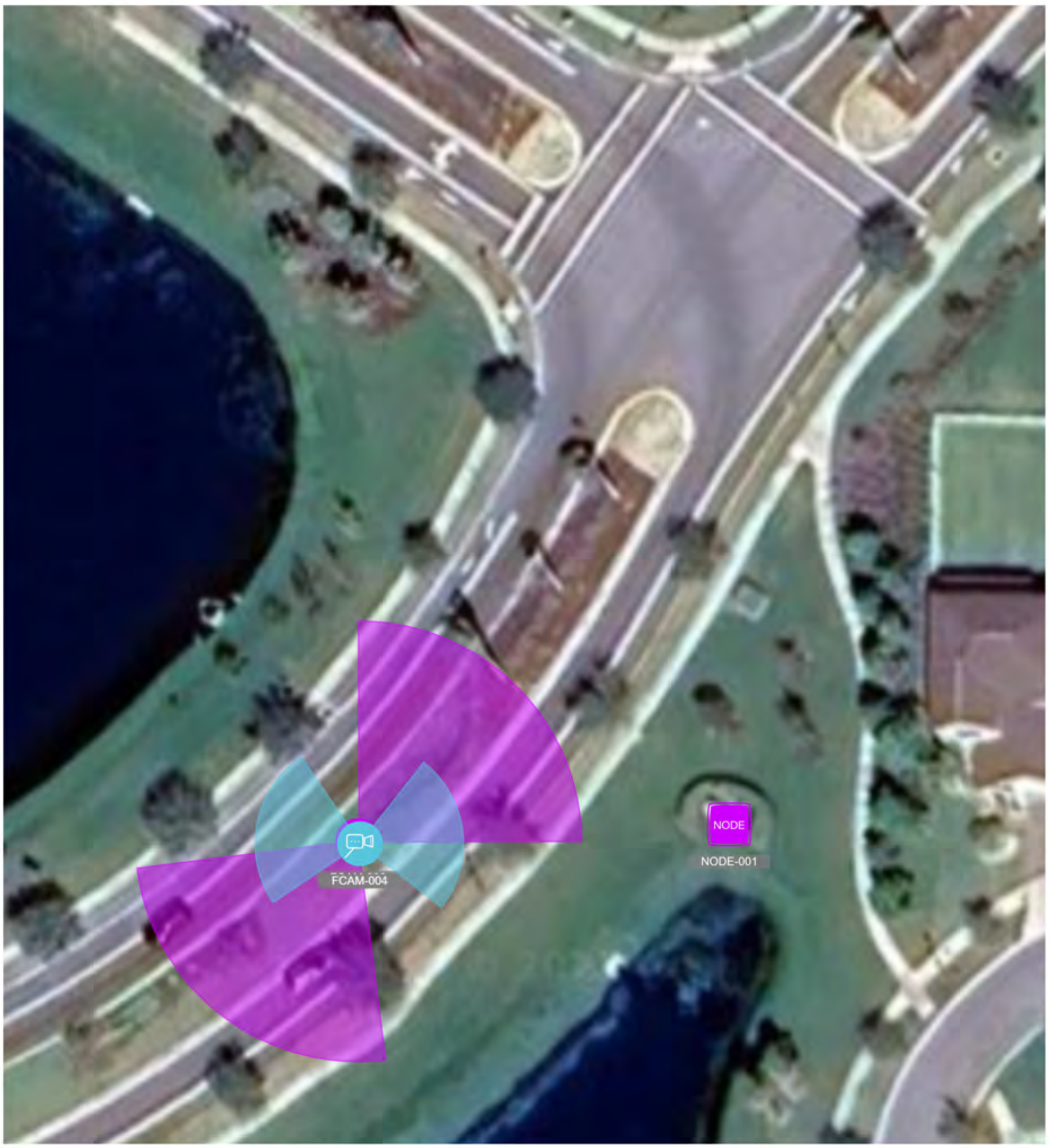
(13) Outdoor Cameras

(5) Indoor Cameras



(2) Outdoor Cameras

(2) LPR capable Cameras



Proposal Pricing Overview

Complete I.T. Camera Proposal

Note: Tariffs go into affect November 1st, 2025. Prices are subject to change.

Cameras & PA	Price

Cameras & PA System
• Installation of CMVR 520
    ◦ Minimum of 30-days recording retention
• Installation of (26) EEN DT03 Starlight Cameras
• Installation of (2) EEN DB14 License Plate Recognition Capable cameras
• (30) New CAT6
• Managed Port Switches
• 4x4 black aluminum posts
• Point to Point Wireless
• Conduit Trenching
• (2) AXIS PAs
• Labor
• Nema Enclosure
• PA Horn with scheduling
    ◦ Plays a pre-scheduled message for pool closing times
    ◦ Allows management company or district to talk through the camera system APP on smartphone or computer and ask trespassers to leave without the need to go onsite.
    ◦ Includes AXIS PA horn, installation of CAT6, and all programming of the system
	$35,947.00

Camera License Plate Recognition	
Camera System • (2) EEN DB14 for LPR • (2) EEN DT03 Turrets • (5) New CAT6 • EEN CMVR 524+ • Managed Port Switches • 4x4 black aluminum post • Point to Point Wireless • Nema Enclosure • Conduit Trenching, boring & electrical (boring by 3rd party vendor, actual cost will be billed to district) • Labor	$17,354.00

Access Control	

Access Control System
• Brivo Access Control Main Board and Expansion Boards
    ◦ up to 10 doors/gates (only 9 used)
    ◦ cheaper buying the 10 door kit than individual boards for 8 doors/gates
• (9) Brivo Readers
• Altronix Power Supply
• Reuse old wiring
• Labor
• According to onsite manager, they enter keycard and facility code. With this information exported from the current access control system, we could import the database into our system so that the residents don't need to get new keyfobs. If the district wants to start the database over, we will provide 1,500 blue kyefobs at no additional charge.
	$10,060.00

Network	

Network and Guest WiFi
• Network Firewall
    ◦ Requires ISP to have static IP address
• (1) Outdoor Wireless WiFi WAP
    ◦ Pool Deck
• (1) Indoor Wireless WiFi WAP
    ◦ Gym
    ◦ Event RM
	$3,902.95

Surge Protection & Battery Backup	
Surge Protection & UPS Battery Backup • Dytek POE Surge Protection for Cameras • Dytek POE Surge Protection for PA Speaker • Ditek Electric Door Strike and Magentic Lock Surge Protector (Per door) • DITEK DTK-UPS1000R+ On-Line Uninterruptible Power Supply, 1000VA, 1000W • DITEK DTK-UETH1 SNMP Card for UPS1000R(E), 2000R(E) and 3000R(E) • SmartPower Strip • Labor	$4,664.00

Estimated Project Total **$71,927.95**

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal

Cameras (clubhouse)			
Eagle Eye VMS PR1 Management Edition Monthly • Minimum 30-days onsite recording, minimum 30-days of offsite cloud recording • Price is per camera per month (CMVR only) • Low resolution copy recorded offsite simultaneously • Includes phone and email support	$9.50	26	$247.00
AXIS PA Speaker - Talk Down 2-way • To be used through EEN App • Would play a pre-scheduled message for pool closing times • Would allow management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite.	$20.00	2	$40.00
CIT VIdeo Monitoring: After hours camera monitoring for pool deck & Courts	$100.00	6	$600.00
Cameras (LPR)			
Eagle Eye LPR (License Plate Recognition) • This license covers the two overall cameras and two license plate cameras	$128.00	1	$128.00
Access Control (Optional)			
Brivo Access Control • Per Door/Gate • Includes phone and email support	$18.00	9	$162.00
☑ 500 Brivo Mobile Passes • Increments are 100 ($20), 500 ($35), 1,000 ($60).	$35.00	1	$35.00
Network (Optional)			
Managed Network • Includes phone and email support	$65.00	1	$65.00

Monthly Licensing/Service **$1,277.00**

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: $165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): $247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Complete I.T.
SERVICE & SOLUTIONS

Brivo and Eagle Eye Network Camera System

Purchased Cameras Version

Revised 10/8/25

Prepared for: Cypress Mills CDD

Created by: **Adam Bonney | Business Development**

Email: **Adam@completeit.io**

Phone: **(813) 444-5419**

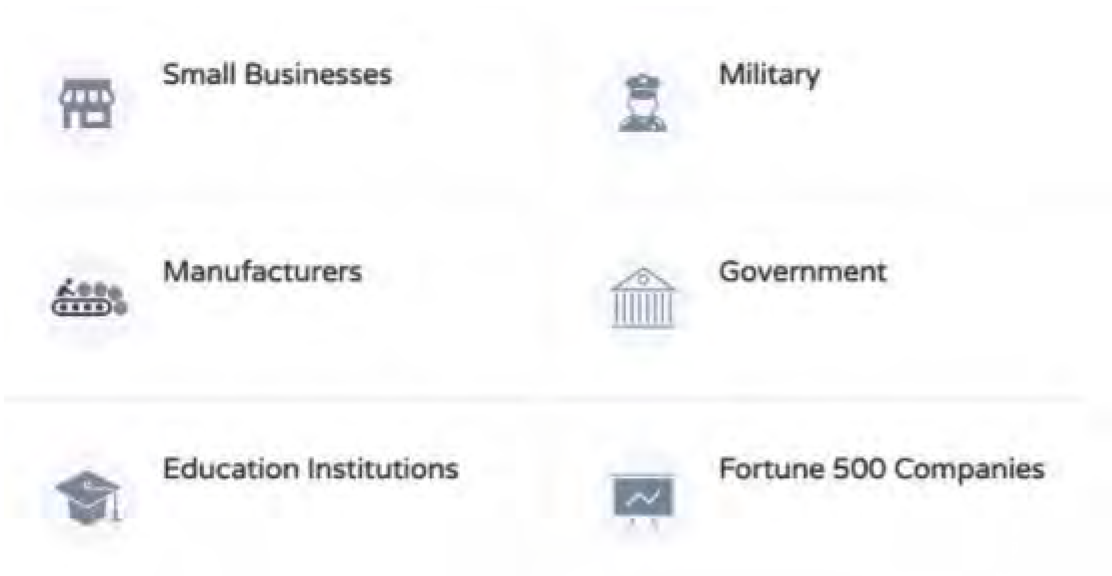
- Your Technology Professionals -

Sales, Training, & Support

Hi Cypress Mills CDD,

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

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



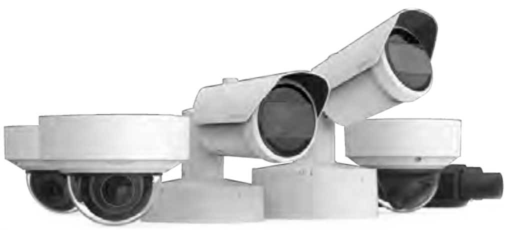
All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

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

Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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

Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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

EAGLE EYE NETWORKS

Worry-Free Cloud Video Surveillance for Your Business

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

Eagle Eye Cloud Video Management System

CAMERA COMPATIBILITY

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

TRUE CLOUD

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

CYBER SECURE

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

OPEN PLATFORM

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

AI & ANALYTICS

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

EAGLE EYE
NETWORKS

THE EAGLE EYE CLOUD VMS

Smart Video Surveillance

Smart, Simple, Secure Cloud Video Surveillance for Your Business

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

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

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

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

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

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

Ease of Use

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

Cybersecurity

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

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

Open Platform

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

Our open API platform offers:

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

Artificial Intelligence and Analytics

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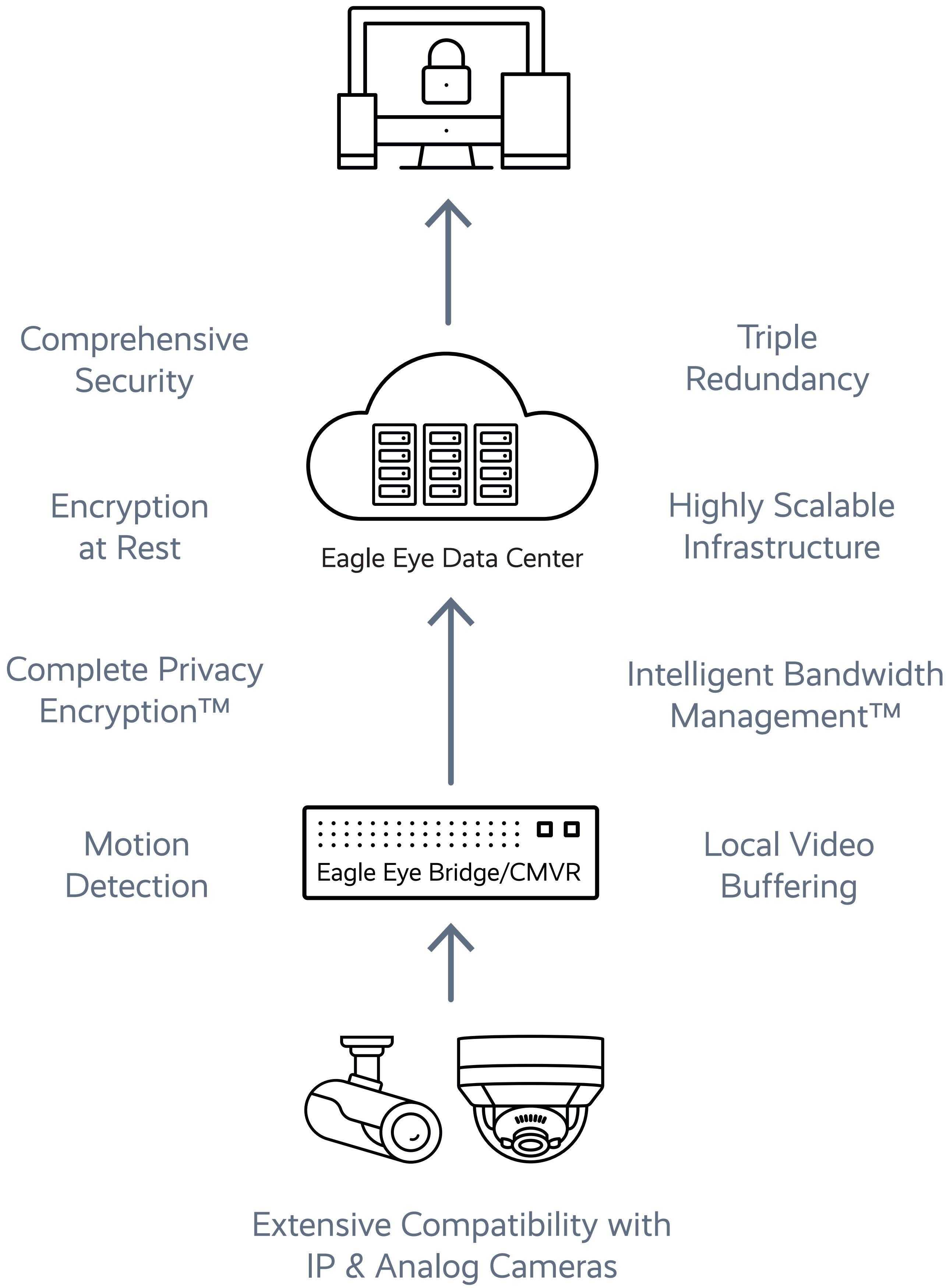
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Add audio communication to your cloud video surveillance system for a complete security solution. Eagle Eye Networks 2-Way Audio is a bidirectional audio feature that allows users to remotely communicate through the Eagle Eye Cloud VMS (Video Management System).

See Something and Say Something

Combine true cloud video surveillance with 2-Way Audio communication to improve situational awareness, security, and operations. There are uses for 2-Way Audio in virtually every industry, including multi-family residences, hotels, restaurants, retail, schools, hospitals, smart cities, parking areas, car dealerships, and storage facilities. Our 2-Way Audio can enhance security at remote and temporary locations such as construction sites, oil/gas facilities, and food trucks.

LEARN MORE
Visit our website
EEN.COM

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sales@een.com

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+81-3-6868-5527
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BRIVO (ACS) Access Control System

What Make's The Difference
The Brivo Access Control Control (ACS) provides 100% cloud management. Eliminates all the headaches of traditional systems. No massive one-time software to purchase and keep updated, no license keys, and no operating systems to maintain. Brivo only requires centralized control panels at your facility.

Compatible with the greatest access control manufacturers in the industry.

Rumors:

- If the internet goes out, the system can't operate.
    - <u>FALSE:</u> If the internet goes out, the data is securely stored on the local control panels and will continue working as long as there is power supplied to it.
- A short term power outage will bring the system down.
    - <u>FALSE:</u> Each local control panel controlling 3 or more doors comes with a battery backup that will kick in immediately for a short period of time.

CREATE SCHEDULES
Set specific times for entrances to be automated access control

MONITOR EVENTS
Get alerts, view activities and verify what’s taking place with real-time video. Requires Brivo Access or Eagle Eye Integration.

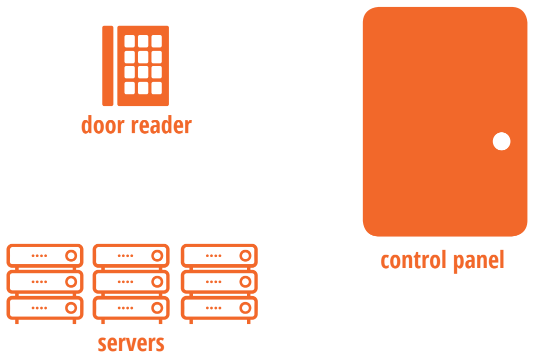
MANAGE PERMISSIONS
Allow different people different levels of access to your facility

VIEW REPORTS
Receive real-time or recorded info in easy-to-view reports.

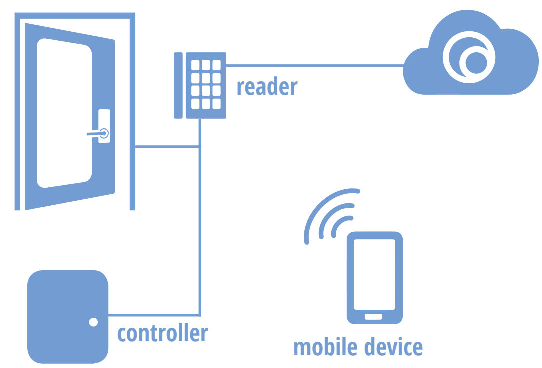
OLD WAYS DON'T SECURE NEW DOORS

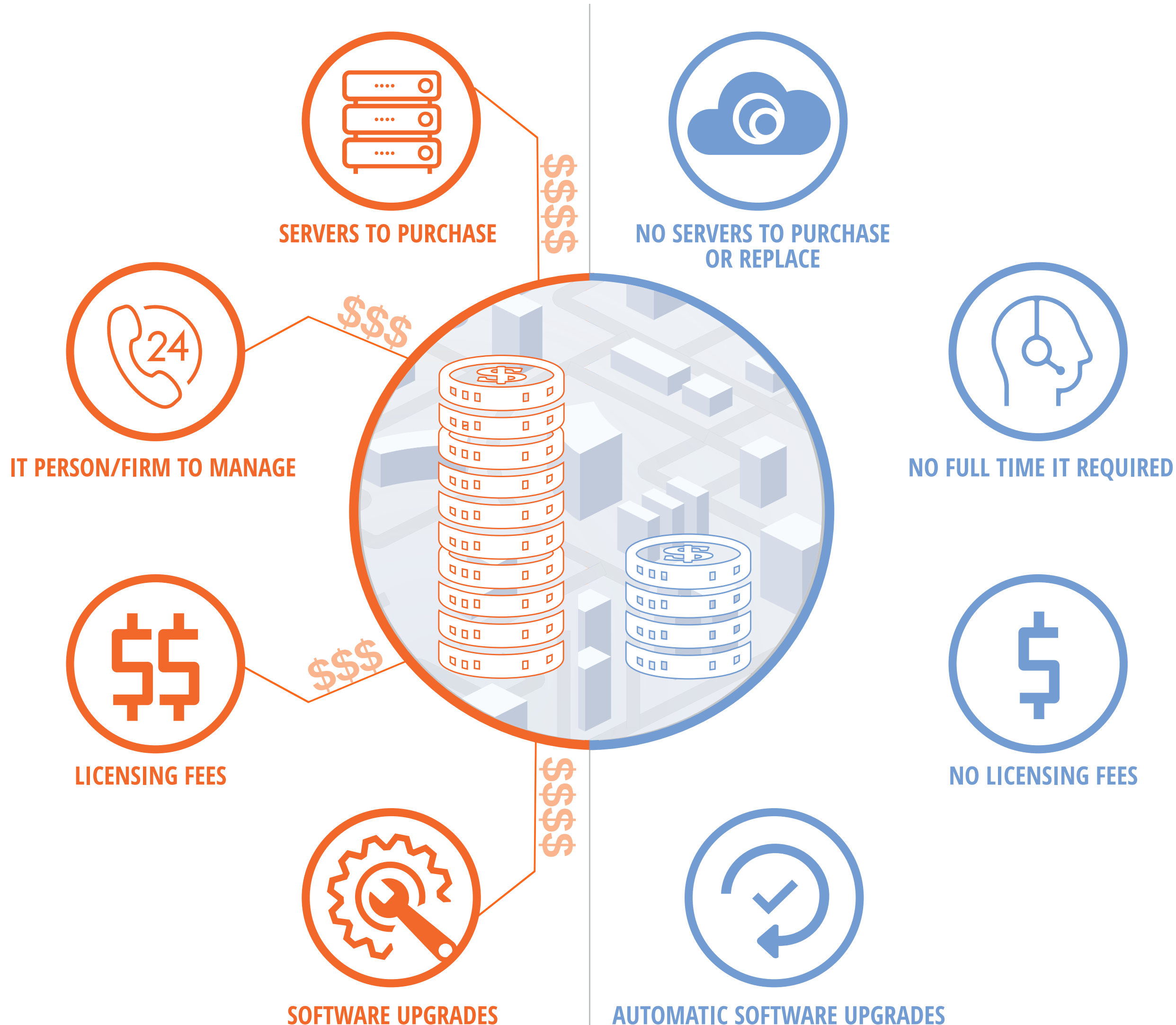
TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY



THE BRIVO WAY





LIMITATIONS

SECURITY RISK
Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises

LIMITED FLEXIBILITY
You need to be onsite to lock or open doors

LIMITED SCALABILITY
More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

INTEGRATIONS ARE NON-EXISTENT
No ability to integrate with other systems

OUR BENEFITS

BETTER SECURITY
Ability to revoke access if a key card is lost or stolen

FLEXIBILITY
Secure or open doors from anywhere on your mobile device

UNLIMITED SCALABILITY
Add as many doors, offices and users you need at anytime

INTEGRATE WITH KEY SYSTEMS
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.

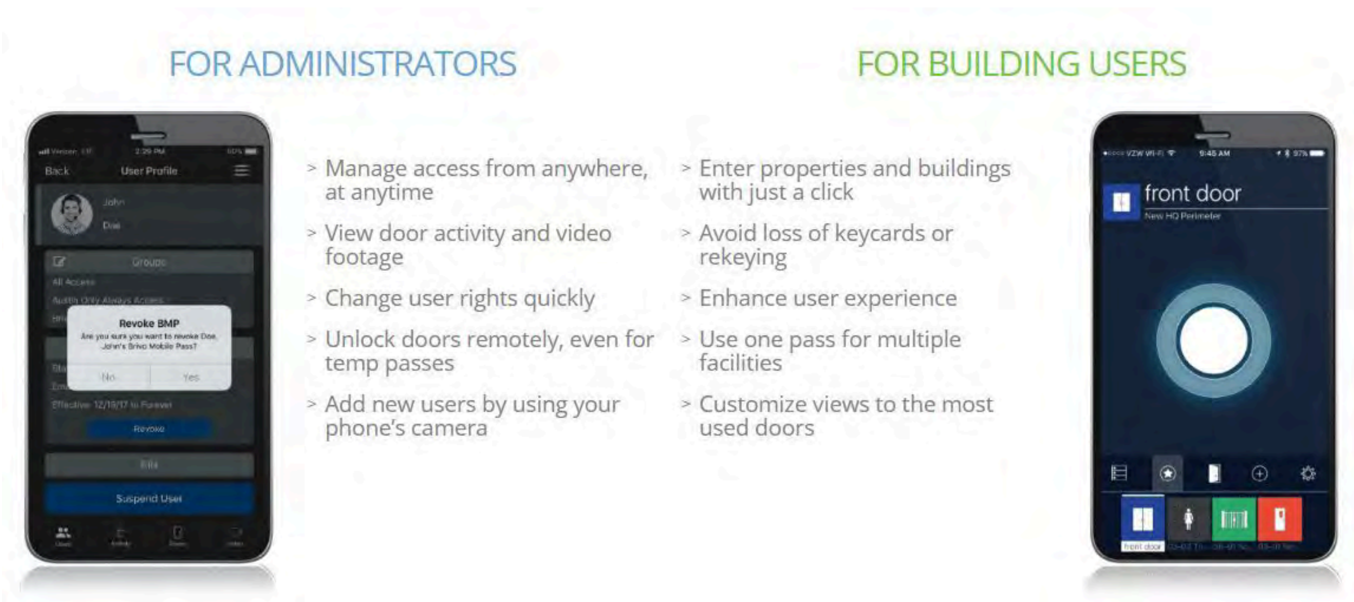
brivo®
simply better security

Contact your local Brivo dealer to request additional information.

Brivo Mobile Pass

Building Blocks for Brivo Cloud-Based Building Security:
Brivo Onair® makes managing access and credentials easy and convenient from your mobile devices and improves user experience because doors are unlocked with smartphones.

Available now on both iOS and Android, Brivo's Mobile Pass Application revolutionizes physical security by immediately delivering access control via smartphones without having to install new door readers. Brivo Mobile Pass serves as a mobile complement to physical keycards and readers, and is fully interoperable with existing door reader technologies.



Brivo Mobile Pass is a cloud-based mobile credential system that is part of the Brivo OnAir platform. From a workflow perspective, the Brivo OnAir administrator selects a user and creates a Brivo Mobile Pass invitation that is delivered via email. The user then clicks the "Add" button in the email to activate Brivo Mobile Pass on their phone. The user can now open doors as they would have with a keycard, however, Brivo's cloud authentication is far more secure because of the cloud-based authentication. As with keycards, Brivo Mobile Passes can be revoked at any time by the administrator.

For users, the Brivo Mobile Pass Application is much more convenient and secure than traditional keycards. It travels with them wherever they carry their phone, and it's protected by passcode and biometric capabilities built into the smartphone. When the user wants to open the door he/she simply opens the Brivo Mobile Pass application. It communicates with the cloud using the smartphone's capabilities and requests that the door be opened. No keycard is needed. Brivo Mobile Pass also operates across multiple, unaffiliated Brivo-equipped facilities such as offices, gyms and parking garages. Users can add Brivo Mobile Passes from an unlimited number of Brivo OnAir accounts via email.

iPhone Screen Shots

Android Screen Shots

THE SMARTER WAY TO OPEN DOORS

Brivo Mobile Pass Credential

BENEFITS

Reduce the hassle of lost or forgotten credentials
by issuing mobile credentials and digital badges.

Protect high-security areas with two-factor authentication without a biometric reader
using fingerprint and facial recognition already built into smartphones.

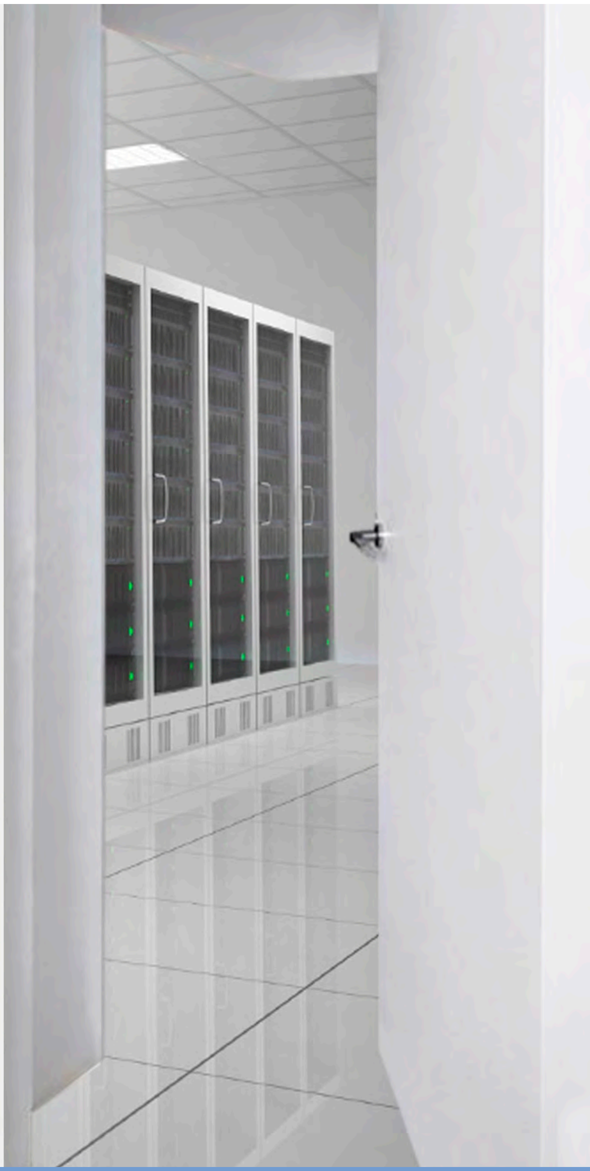
Remotely assign and revoke credentials
sent directly to the user's smartphone.

Give users a more secure credential
than traditional access cards.

Brivo Mobile Pass combines the security you need with the mobile convenience users want.

A Credential That Meets Your Needs

- **Convenient**, multi-site access in one app
- **Instant** credentialing for authorized users
- **Biometrics** to verify true identity
- **Secure** credential storage
- **Managed** directly from Brivo Access
- **Easy** to use and install
- **Your** phone is your badge



simply better security
sales@brivo.com
1.833.462.7486
brivo.com

FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within the Brivo Access and mobile administration app.

BENEFITS

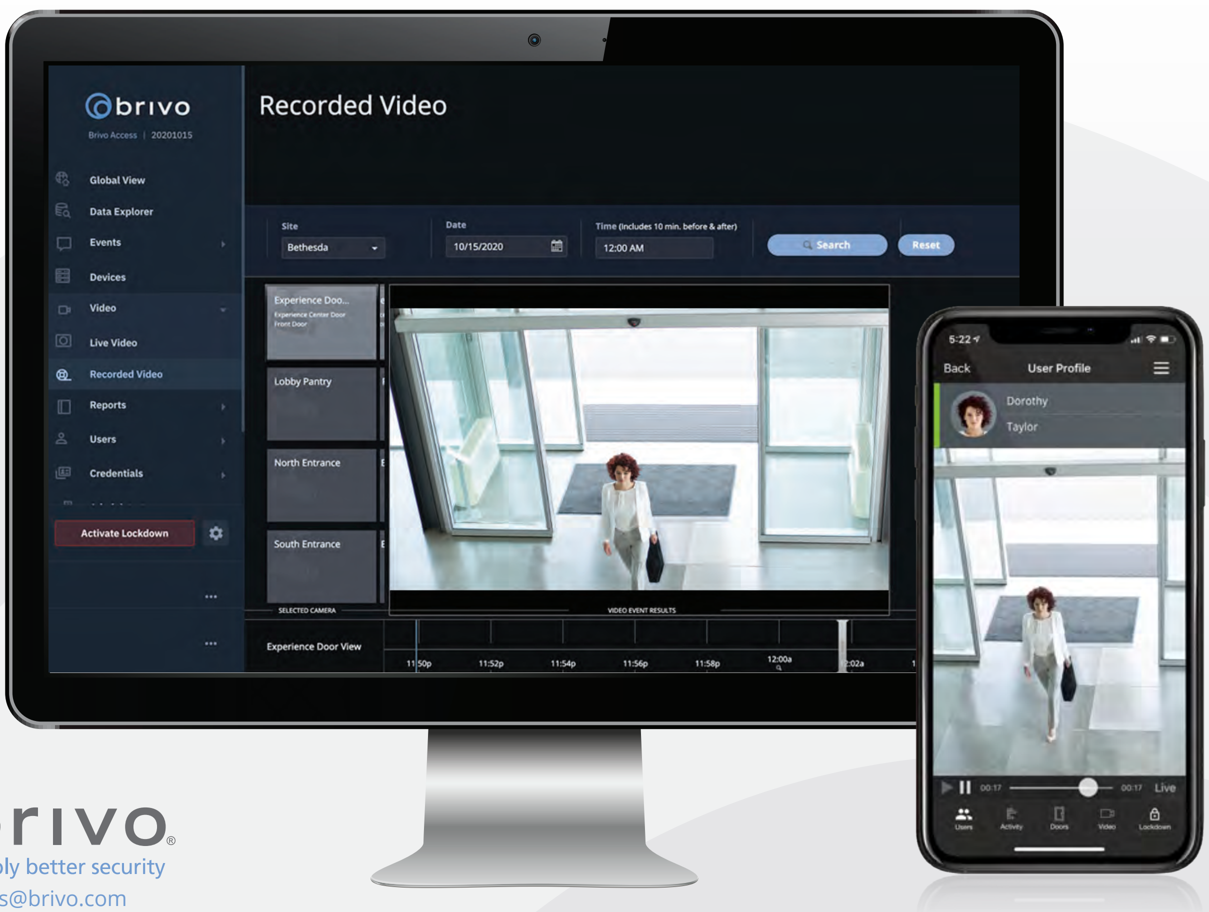
Correlate video with access control events
Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

Remotely unlock doors while seeing a live view
Use your mobile device to view live activity and remotely open doors with the click of a button.

Leverage multi-platform access control and video
Use Brivo Access to play back recorded video or view live streams on desktop and mobile devices.

Track access events with Brivo's activity log on your desktop or mobile devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL



brivo
simply better security
sales@brivo.com
1.833.462.7486
brivo.com

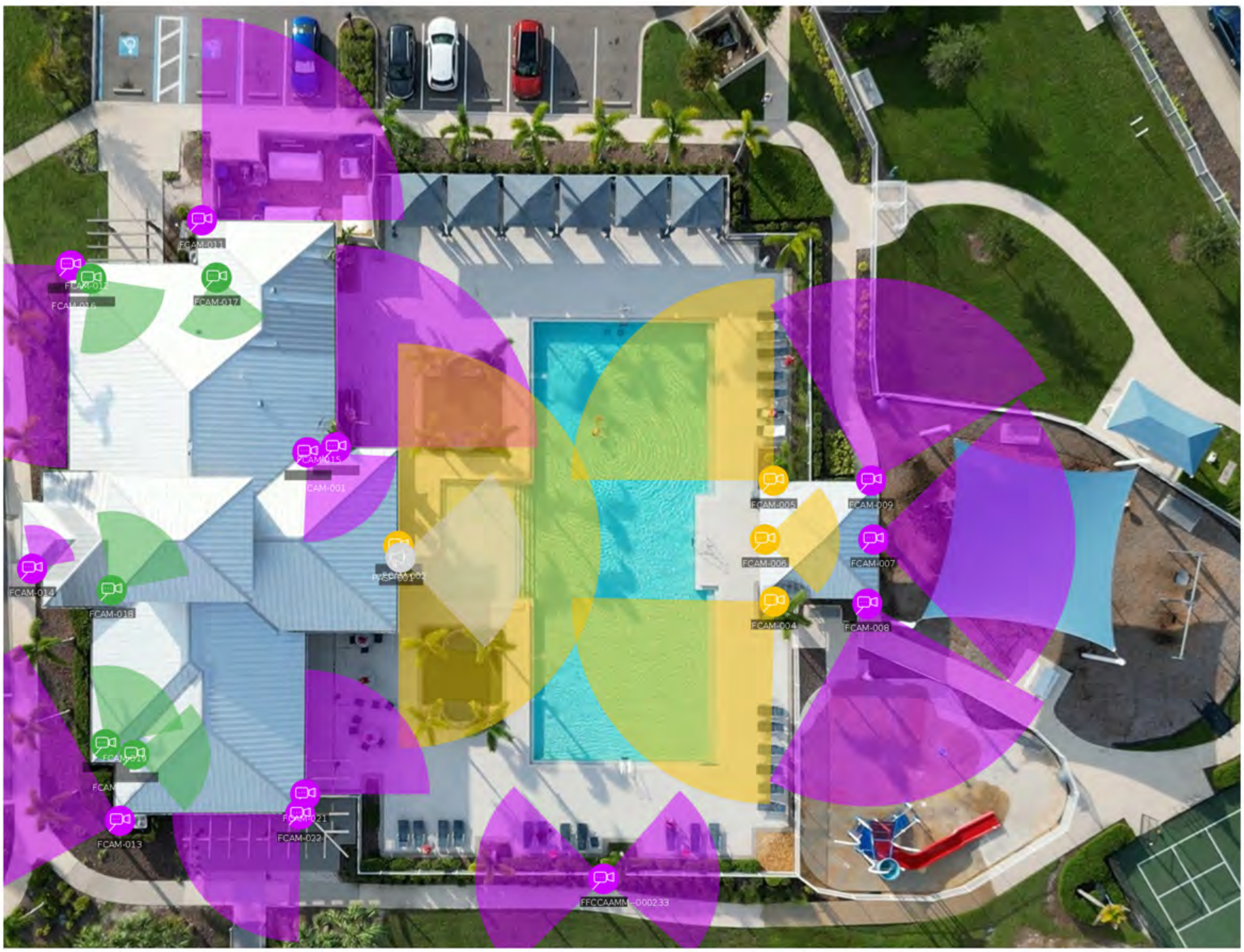
Complete I.T.
SERVICE & SOLUTIONS

(4) Monitored Cameras

AXIS Speaker

(12) Outdoor Cameras

(5) Indoor Cameras



Complete I.T.
SERVICE & SOLUTIONS

(2) Monitored Cameras

AXIS Speaker

Proposal Pricing Overview

(Equipment Purchased)

Note: Tariffs go into affect November 1st, 2025. Prices are subject to change. 50% project deposit check must be received, and order placed to manufacturer prior to November 1st, 2025 otherwise price adjustments will occur.

Cameras & PA	Price

Cameras & PA System
• Installation of CMVR 520
  • Minimum of 30-days recording retention
• Installation of (18) EEN DT03 Starlight Cameras
• Installation of (5) EEN DT01 Cameras
• Installation of (1) EEN DX01 Camera
• (30) New CAT6
• Managed Port Switches
• 14' 4x4 black aluminum posts
• Point to Point Wireless
• Conduit Trenching
• (2) AXIS PAs
• Labor
• Nema Enclosure
• PA Horn with scheduling
  • Plays a pre-scheduled message for pool closing times
  • Allows management company or district to talk through the camera system APP on smartphone or computer and ask trespassers to leave without the need to go onsite.
  • Includes AXIS PA horn, installation of CAT6, and all programming of the system
	$35,946.00

Access Control	

Access Control System
• Brivo Access Control Main Board and Expansion Boards
    ◦ up to 10 doors/gates (only 9 used)
    ◦ cheaper buying the 10 door kit than individual boards for 8 doors/gates
• (9) Brivo Readers
• Altronix Power Supply
• Reuse old wiring
• Labor
• According to onsite manager, they enter keycard and facility code. With this information exported from the current access control system, we could import the database into our system so that the residents don't need to get new keyfobs. If the district wants to start the database over, we will provide 1,500 blue kyefobs at no additional charge.
• Reset the access control database. Management company can choose to do this or Complete I.T. can send technicians onsite for (2) Saturday's at an cost of $3,960 (not reflected in this price)
	$10,060.00

Network	

Network and Guest WiFi
• Network Firewall
    ◦ Requires ISP to have static IP address
• (1) Outdoor Wireless WiFi WAP
    ◦ Pool Deck
• (1) Indoor Wireless WiFi WAP
    ◦ Gym
    ◦ Event RM
	$3,902.95

Surge Protection & Battery Backup	
Surge Protection & UPS Battery Backup • Dytek POE Surge Protection for Cameras • Dytek POE Surge Protection for PA Speaker • Ditek Electric Door Strike and Magentic Lock Surge Protector (Per door) • DITEK DTK-UPS1000R+ On-Line Uninterruptible Power Supply, 1000VA, 1000W • DITEK DTK-UETH1 SNMP Card for UPS1000R(E), 2000R(E) and 3000R(E) • SmartPower Strip • Labor	$4,664.00

Estimated Project Total **$54,572.95**

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
Cameras (clubhouse)			
Eagle Eye VMS PR1 Management Edition Monthly • Minimum 30-days onsite recording, minimum 30-days of offsite cloud recording • Price is per camera per month (CMVR only) • Low resolution copy recorded offsite simultaneously • Includes phone and email support	$9.50	24	$228.00
AXIS PA Speaker - Talk Down 2-way • To be used through EEN App • Would play a pre-scheduled message for pool closing times • Would allow management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite.	$20.00	2	$40.00
CIT Video Monitoring: After hours camera monitoring for pool deck & Courts	$100.00	6	$600.00
Eagle Eye 911 Camera Sharing Monthly	$3.00	10	$30.00
Access Control (Optional)			
Brivo Access Control • Per Door/Gate • Includes phone and email support	$18.00	9	$162.00
☑ 500 Brivo Mobile Passes • Increments are 100 ($20), 500 ($35), 1,000 ($60).	$35.00	1	$35.00
Network			
Managed Network • Includes phone and email support	$65.00	1	$65.00

Monthly Licensing/Service **$1,160.00**

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: $165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): $247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Brivo and Eagle Eye Network Camera System

Rented Cameras Version

Revised 10/8/25

Prepared for: Cypress Mills CDD

Created by: **Adam Bonney | Business Development**

Email: **Adam@completeit.io**

Phone: **(813) 444-5419**

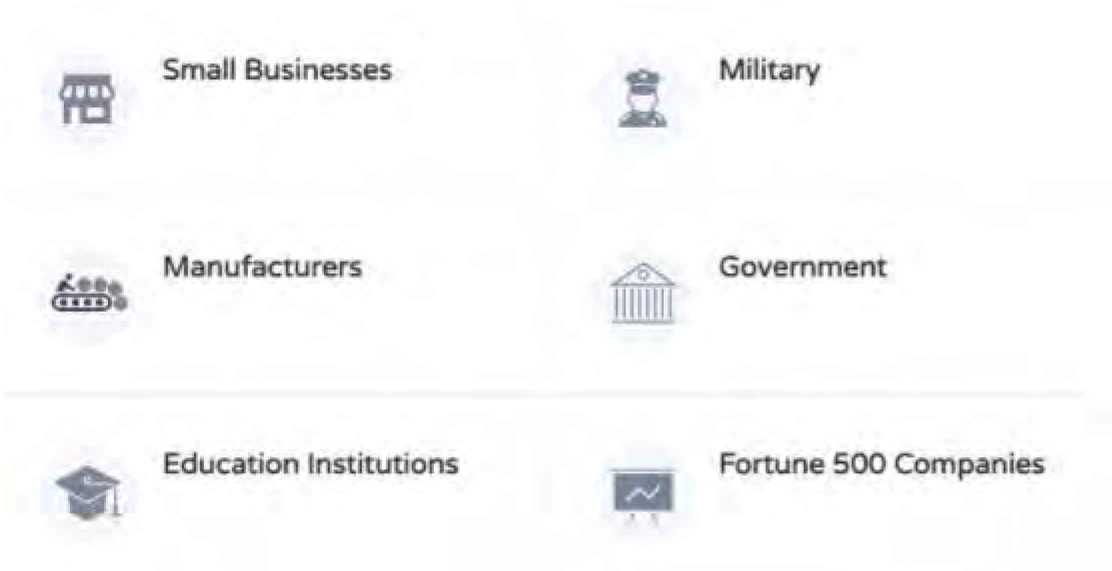
- Your Technology Professionals -

Sales, Training, & Support

Hi Cypress Mills CDD,

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

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



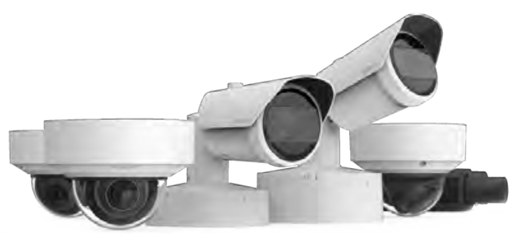
All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

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

Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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

Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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

EAGLE EYE NETWORKS

Worry-Free Cloud Video Surveillance for Your Business

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

Eagle Eye Cloud Video Management System

CAMERA COMPATIBILITY

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

TRUE CLOUD

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

CYBER SECURE

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

OPEN PLATFORM

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

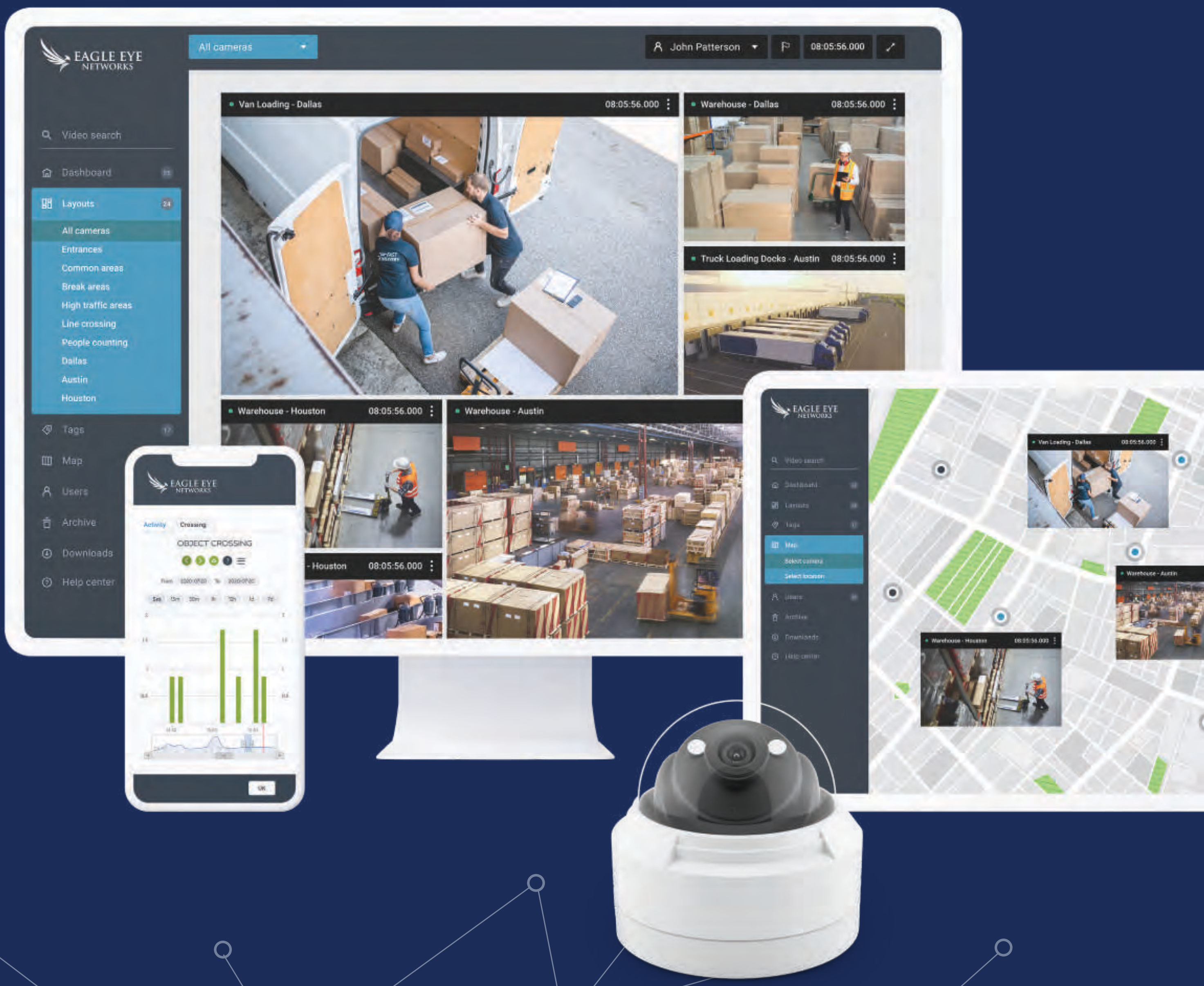
AI & ANALYTICS

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

EAGLE EYE
NETWORKS

THE EAGLE EYE CLOUD VMS

Smart Video Surveillance



Smart, Simple, Secure Cloud Video Surveillance for Your Business

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

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

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

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

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

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

Ease of Use

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

Cybersecurity

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

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

Open Platform

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

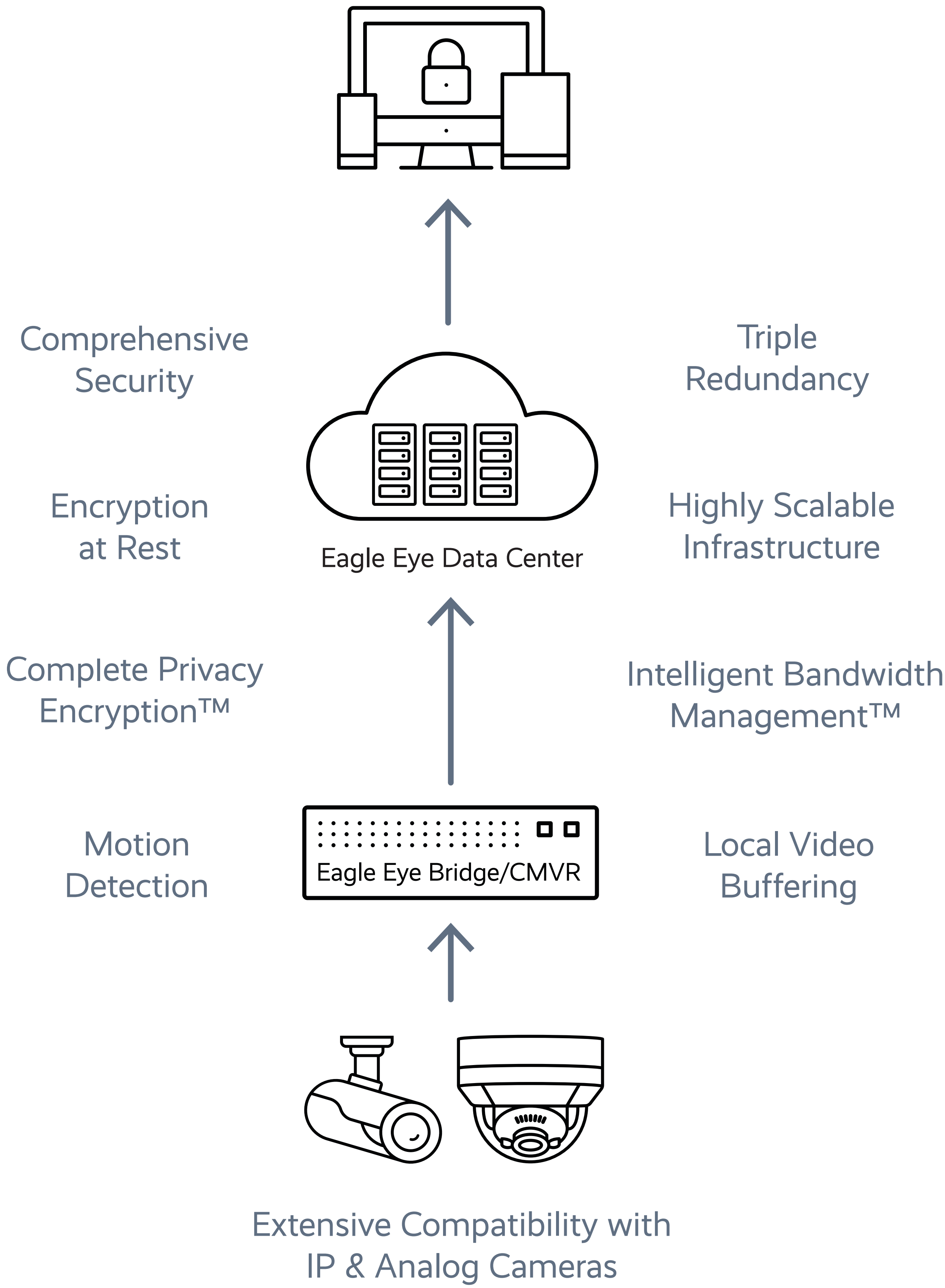
Our open API platform offers:

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

Artificial Intelligence and Analytics

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

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


Comprehensive Security
Triple Redundancy
Encryption at Rest
Eagle Eye Data Center
Highly Scalable Infrastructure
Complete Privacy Encryption™
Intelligent Bandwidth Management™
Motion Detection
Eagle Eye Bridge/CMVR
Local Video Buffering
Extensive Compatibility with IP & Analog Cameras

EAGLE EYE NETWORKS

CLOUD VIDEO SURVEILLANCE

2-Way Audio

Uses for 2-Way Audio

CUSTOMER SUPPORT

Provide assistance and communicate with visitors and customers.

COMMUNICATE WARNINGS

Notify a designated area of immediate alerts during critical incidents.

DETER SECURITY THREATS

Remotely warn suspicious individuals, minimizing security and liability threats.

MANAGE CROWDS

Make public address announcements to inform and control crowds.

IMPROVE BUSINESS OPERATIONS

Communicate with staff about business needs to improve customer experience.

CONVENIENT ALL-IN-ONE SECURITY SOLUTION

- Communicate using the Eagle Eye Viewer app on your mobile device.
- Quick setup - easily connect an approved IP speaker/horn to any Eagle Eye Bridge.
- Create a communication network by linking multiple cameras to a speaker/horn.
- Receive alerts using video analytics and communicate directly with suspicious individuals to deter threats.

Communicate Remotely Through Your Surveillance System

Add audio communication to your cloud video surveillance system for a complete security solution. Eagle Eye Networks 2-Way Audio is a bidirectional audio feature that allows users to remotely communicate through the Eagle Eye Cloud VMS (Video Management System).

See Something and Say Something

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LEARN MORE
Visit our website
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Compatible with the greatest access control manufacturers in the industry.

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Receive real-time or recorded info in easy-to-view reports.

OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY

door reader

control panel

servers

THE BRIVO WAY

reader

controller

mobile device

SERVERS TO PURCHASE

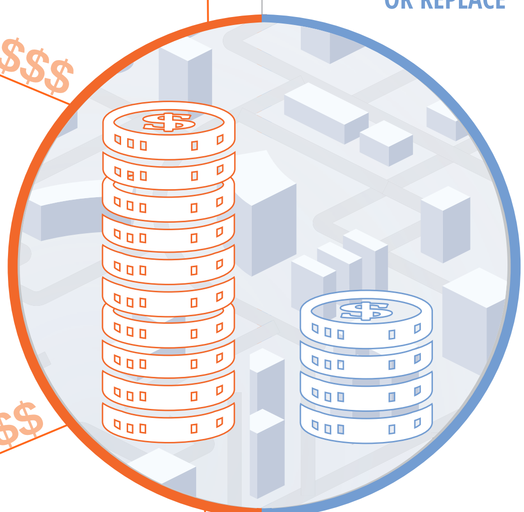
$$$$

NO SERVERS TO PURCHASE OR REPLACE

IT PERSON/FIRM TO MANAGE

$$$

NO FULL TIME IT REQUIRED



LICENSING FEES

$$$

NO LICENSING FEES

$$$$

SOFTWARE UPGRADES

AUTOMATIC SOFTWARE UPGRADES

LIMITATIONS	OUR BENEFITS
SECURITY RISK Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises	**BETTER SECURITY** Ability to revoke access if a key card is lost or stolen
LIMITED FLEXIBILITY You need to be onsite to lock or open doors	**FLEXIBILITY** Secure or open doors from anywhere on your mobile device
LIMITED SCALABILITY More doors and locations require more locks and keys as well as onsite assistance to lock and open doors	**UNLIMITED SCALABILITY** Add as many doors, offices and users you need at anytime
INTEGRATIONS ARE NON-EXISTENT No ability to integrate with other systems	**INTEGRATE WITH KEY SYSTEMS** Including alarms and surveillance cameras

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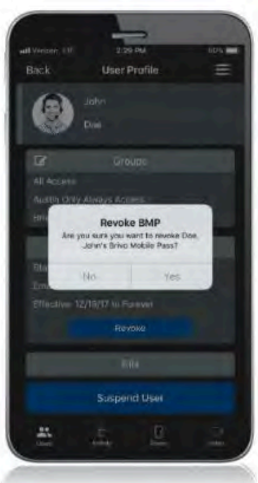
Building Blocks for Brivo Cloud-Based Building Security:
Brivo Onair® makes managing access and credentials easy and convenient from your mobile devices and improves user experience because doors are unlocked with smartphones.

Available now on both iOS and Android, Brivo's Mobile Pass Application revolutionizes physical security by immediately delivering access control via smartphones without having to install new door readers. Brivo Mobile Pass serves as a mobile complement to physical keycards and readers, and is fully interoperable with existing door reader technologies.

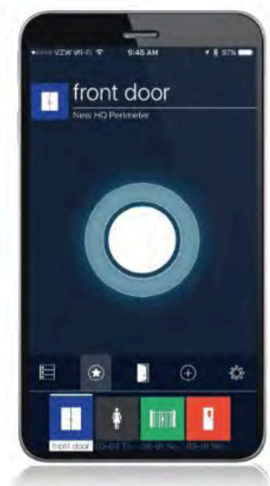
FOR ADMINISTRATORS



- Manage access from anywhere, at anytime
- View door activity and video footage
- Change user rights quickly
- Unlock doors remotely, even for temp passes
- Add new users by using your phone's camera

FOR BUILDING USERS

- Enter properties and buildings with just a click
- Avoid loss of keycards or rekeying
- Enhance user experience
- Use one pass for multiple facilities
- Customize views to the most used doors

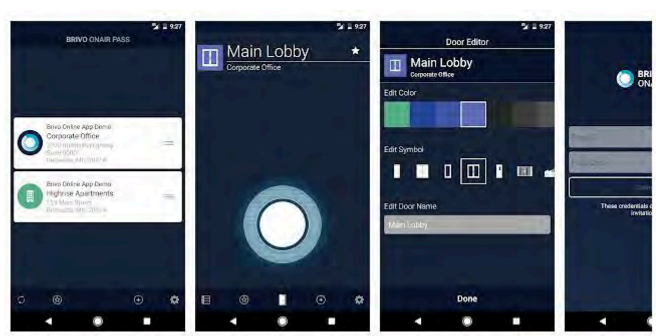


Brivo Mobile Pass is a cloud-based mobile credential system that is part of the Brivo OnAir platform. From a workflow perspective, the Brivo OnAir administrator selects a user and creates a Brivo Mobile Pass invitation that is delivered via email. The user then clicks the "Add" button in the email to activate Brivo Mobile Pass on their phone. The user can now open doors as they would have with a keycard, however, Brivo's cloud authentication is far more secure because of the cloud-based authentication. As with keycards, Brivo Mobile Passes can be revoked at any time by the administrator.

For users, the Brivo Mobile Pass Application is much more convenient and secure than traditional keycards. It travels with them wherever they carry their phone, and it's protected by passcode and biometric capabilities built into the smartphone. When the user wants to open the door he/she simply opens the Brivo Mobile Pass application. It communicates with the cloud using the smartphone's capabilities and requests that the door be opened. No keycard is needed. Brivo Mobile Pass also operates across multiple, unaffiliated Brivo-equipped facilities such as offices, gyms and parking garages. Users can add Brivo Mobile Passes from an unlimited number of Brivo OnAir accounts via email.

iPhone Screen Shots

Android Screen Shots



THE SMARTER WAY TO OPEN DOORS

Brivo Mobile Pass Credential

BENEFITS

Reduce the hassle of lost or forgotten credentials
by issuing mobile credentials and digital badges.

Protect high-security areas with two-factor authentication without a biometric reader
using fingerprint and facial recognition already built into smartphones.

Remotely assign and revoke credentials
sent directly to the user's smartphone.

Give users a more secure credential
than traditional access cards.

Brivo Mobile Pass combines the security you need with the mobile convenience users want.

A Credential That Meets Your Needs

Convenient, multi-site access in one app

Instant credentialing for authorized users

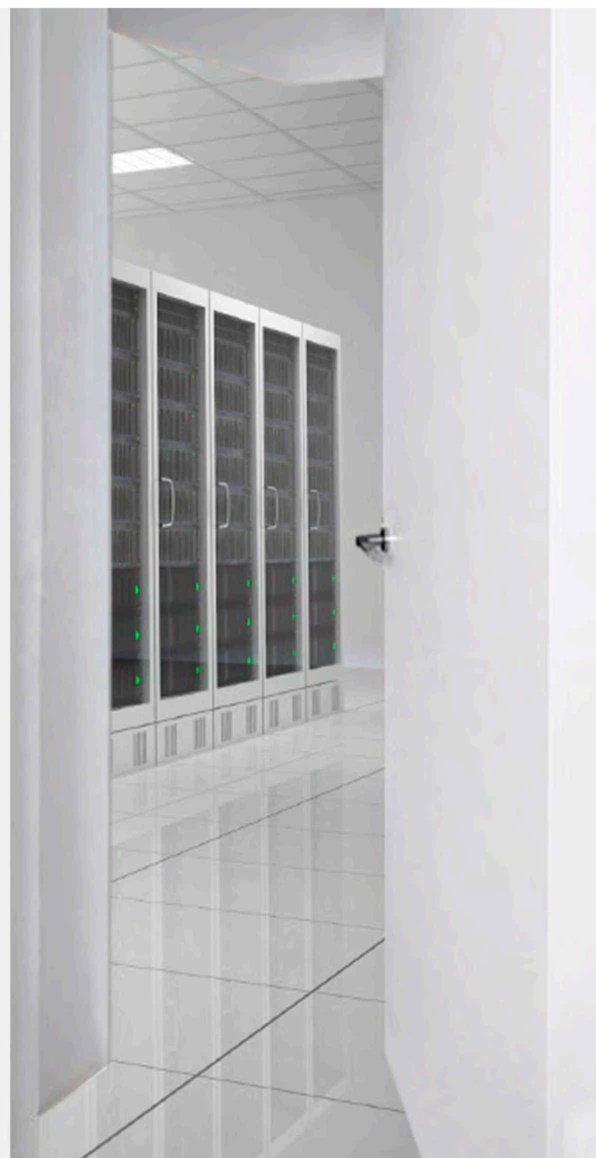
Biometrics to verify true identity

Secure credential storage

Managed directly from Brivo Access

Easy to use and install

Your phone is your badge



brivo
simply better security
sales@brivo.com
1.833.462.7486
brivo.com

FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within the Brivo Access and mobile administration app.

BENEFITS

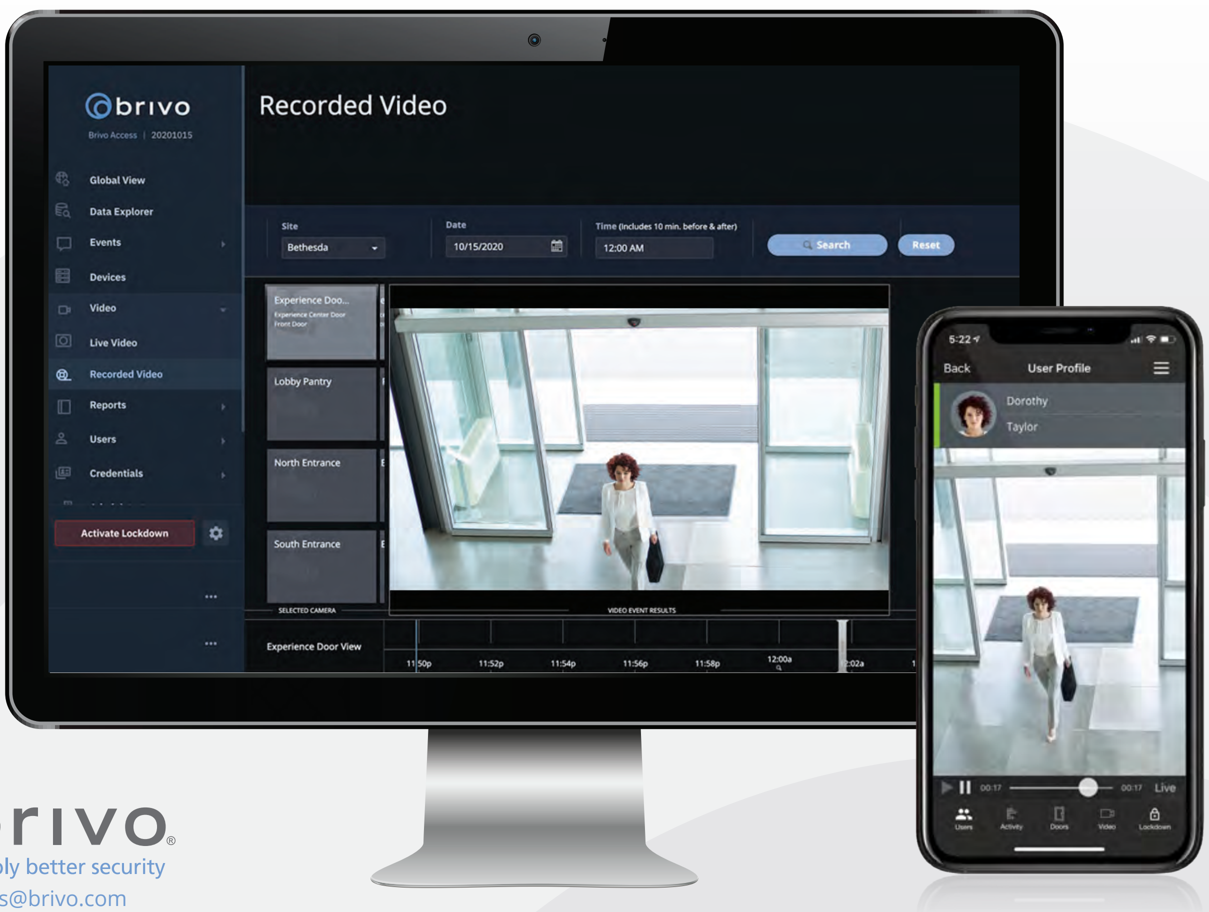
Correlate video with access control events
Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

Remotely unlock doors while seeing a live view
Use your mobile device to view live activity and remotely open doors with the click of a button.

Leverage multi-platform access control and video
Use Brivo Access to play back recorded video or view live streams on desktop and mobile devices.

Track access events with Brivo's activity log on your desktop or mobile devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL



brivo
simply better security
sales@brivo.com
1.833.462.7486
brivo.com

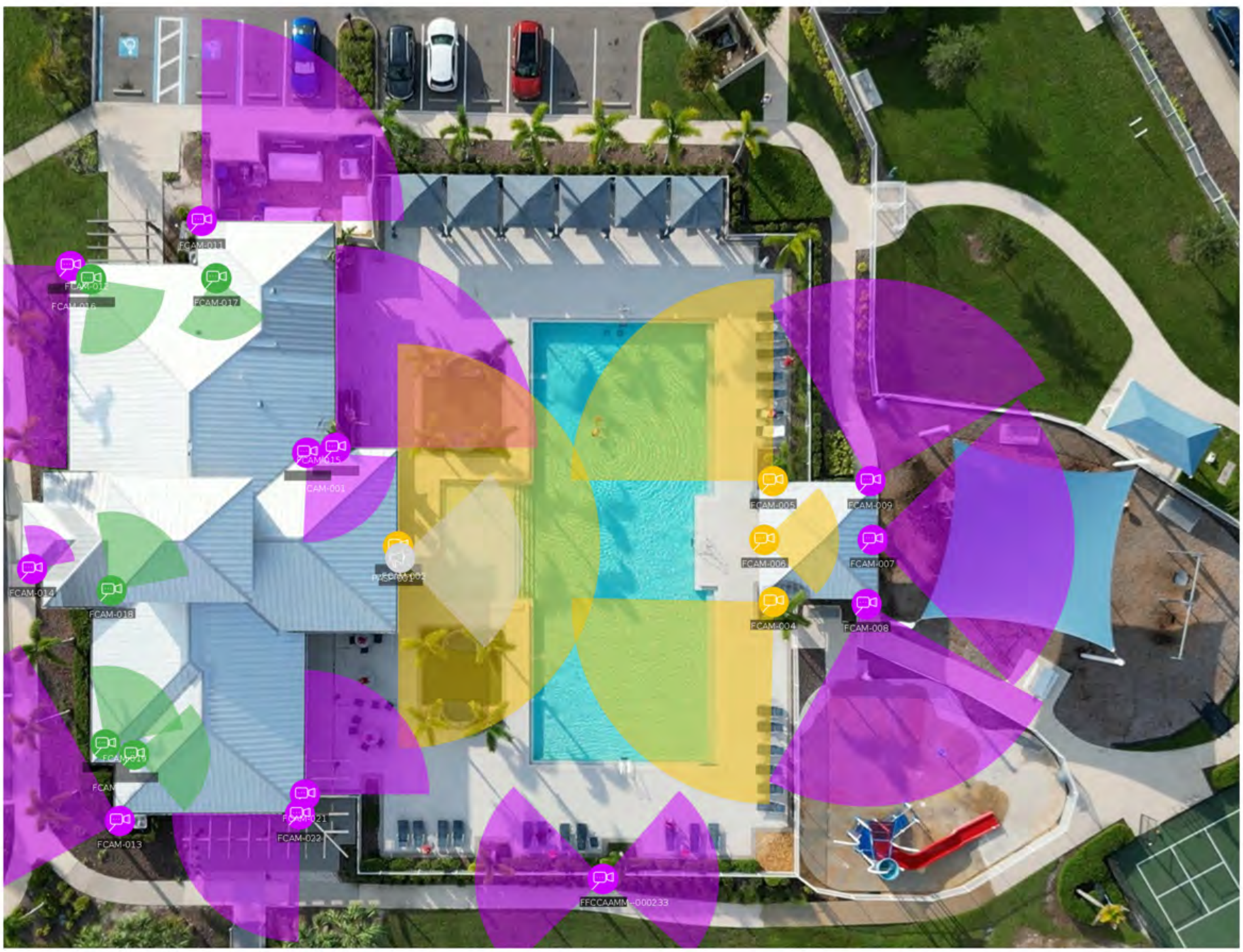
Complete I.T.
SERVICE & SOLUTIONS

(4) Monitored Cameras

AXIS Speaker

(12) Outdoor Cameras

(5) Indoor Cameras



(2) Monitored Cameras

AXIS Speaker

Proposal Pricing Overview

(Camera Rental)

Note: Tariffs go into affect November 1st, 2025. Prices are subject to change. 50% project deposit check must be received, and order placed to manufacturer prior to November 1st, 2025 otherwise price adjustments will occur.

<table>
<tr><th>Cameras & PA</th><th>Price</th></tr>
<tr><td>Cameras & PA System
Installation of CMVR 520 (Rental)
Minimum of 30-days recording retention
Installation of (18) EEN DT03 Starlight Cameras (Rental)
Installation of (5) EEN DT01 Cameras (Rental)
Installation of (1) EEN DX01 Camera
(30) New CAT6
Managed Port Switches (rental)
14' 4x4 black aluminum posts
Point to Point Wireless
Conduit Trenching
(2) AXIS PAs
Labor
Nema Enclosure
PA Horn with scheduling
Plays a pre-scheduled message for pool closing times
Allows management company or district to talk through the camera system APP on smartphone or computer and ask trespassers to leave without the need to go onsite.
Includes AXIS PA horn, installation of CAT6, and all programming of the system</td><td>$23,693.97</td></tr>
<tr><th colspan="2">Access Control</th></tr>
</table>

Access Control System
• Brivo Access Control Main Board and Expansion Boards
  • up to 10 doors/gates (only 9 used)
  • cheaper buying the 10 door kit than individual boards for 8 doors/gates
• (9) Brivo Readers
• Altronix Power Supply
• Reuse old wiring
• Labor
• According to onsite manager, they enter keycard and facility code. With this information exported from the current access control system, we could import the database into our system so that the residents don't need to get new keyfobs. If the district wants to start the database over, we will provide 1,500 blue kyefobs at no additional charge.
• Reset the access control database. Management company can choose to do this or Complete I.T. can send technicians onsite for (2) Saturday's at an cost of $3,960 (not reflected in this price)
	$10,060.00

Network	

Network and Guest WiFi
• Network Firewall
  • Requires ISP to have static IP address
• (1) Outdoor Wireless WiFi WAP
  • Pool Deck
• (1) Indoor Wireless WiFi WAP
  • Gym
  • Event RM
	$3,902.95

Surge Protection & Battery Backup	
Surge Protection & UPS Battery Backup • Dytek POE Surge Protection for Cameras • Dytek POE Surge Protection for PA Speaker • Ditek Electric Door Strike and Magentic Lock Surge Protector (Per door) • DITEK DTK-UPS1000R+ On-Line Uninterruptible Power Supply, 1000VA, 1000W • DITEK DTK-UETH1 SNMP Card for UPS1000R(E), 2000R(E) and 3000R(E) • SmartPower Strip • Labor	$4,664.00

Estimated Project Total **$42,320.92**

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
Cameras (clubhouse)			
Eagle Eye VMS PR1 Management Edition Monthly • Minimum 30-days onsite recording, minimum 30-days of offsite cloud recording • Price is per camera per month (CMVR only) • Low resolution copy recorded offsite simultaneously • Includes phone and email support	$9.50	24	$228.00
AXIS PA Speaker - Talk Down 2-way • To be used through EEN App • Would play a pre-scheduled message for pool closing times • Would allow management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite.	$20.00	2	$40.00
CIT Video Monitoring: After hours camera monitoring for pool deck & Courts	$100.00	6	$600.00
EEN Rental Equipment • Minimum 1 year commitment • Manufacturer limited lifetime warranty. Does not cover acts of god, vandalism, etc. • (1) EEN CMVR 520 • (2) EEN Managed Port Switches • (18) EEN DT03 Turrets • (5) EEN DT01 Domes/Turrets	$531.00	1	$531.00
Eagle Eye 911 Camera Sharing Monthly	$3.00	10	$30.00
Access Control (Optional)			
Brivo Access Control • Per Door/Gate • Includes phone and email support	$18.00	9	$162.00
☑ 500 Brivo Mobile Passes • Increments are 100 ($20), 500 ($35), 1,000 ($60).	$35.00	1	$35.00
Network			
Managed Network • Includes phone and email support	$65.00	1	$65.00

Monthly Licensing/Service	**$1,691.00**

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: $165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): $247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Search...

Playground Rubber Flooring

Rubber Playground Flooring consists of rubber playground tiles and rubber mulch and is used around slides, swings and other playground equipment to help protect children from fall injuries. Playground flooring also helps visually enhance any indoor or outdoor play space and makes playgrounds more fun for kids by adding attractive colors and design. Depending on the type of rubber playground flooring selected, fall height protection can range up to 17' high. Also, all playground flooring is FallSafe certified and meets or exceeds a variety of standards including CPSC, ASTMF1292, ADA, CPSC and EPA. Regardless of the type of rubber chosen, all are easy to install, maintain and replace should it be needed.

SolidPlay Rubber Playground Flooring Tiles

SolidPlay Rubber Playground Flooring Tiles are a perfect playground floor covering to spruce up any playground area while also offering certified fall protection while playing on slides, swings and other playground equipment.

- FallSafe certified rubber playground flooring.
- 4 popular colors, all rated to a 6' fall height.
- Ideal for high-traffic, outdoor use.

VividPlay Rubber Playground Flooring Tiles

VividPlay Rubber Playground Flooring Tiles are an excellent way to beautify any playground area while providing certified, fall protection for children while playing on slides, swings and other playground equipment.

- FallSafe certified rubber flooring (6' fall height).
- 10 high-intensity, eye-catching colors.
- Perfect for any indoor or outdoor playground.
- Custom logo designs available.

RecPlay Rubber Playground Tile

- Modular / Interlocking Tiles
- Green Mats / Recycled Mats
- Oversized, Extra-Large Mats
- Floor Protection
- Home Door Mats
- Sports Team Floor Mats
- **Closeout / Discount Mats**
- Floor Mat Accessories
- Safety / Maintenance Supplies
- Corner Guards
- Stair Treads

RecPlay Rubber Playground Tile

RecPlay Rubber Playground Tiles are an excellent way to beautify any playground area while providing certified, fall protection for children while playing on slides, swings and other playground equipment.

• FallSafe certified rubber flooring.
• 32 colors and 6 thicknesses to cover falls heights from 3' to 12'
• Custom logo designs available.

Rubber Swing Mats

Rubber Swing Mats are an excellent way to improve swing safety by reducing injuries related to falls while adding an aesthetic feature to any playground area.

• Produced in 4 colors with recycled rubber.
• 1" Thick: 24" x 40" and 2" Thick: 32" x 54" with beveled edges.

Rubber Slide Mats

Rubber Slide Mats are an excellent way to improve slide safety by reducing injuries related to falls while adding an aesthetic feature to any playground area.

• IPEMA certified are ASTMF1292 compliant.
• Produced in 4 colors with recycled rubber.
• 2" Thick: 32" x 54" and 1" Thick: 24" x 40" with beveled edges.

Playground Rubber Mulch

Playground Rubber Mulch offers superior, certified fall protection for kids at play on swings, slides and other playground equipment. Made from 100% recycled rubber, this is the perfect loose-fill rubber mulch groundcover for playgrounds and other landscaping applications.

• Rated as the safest groundcover on the market
• Provides a soft surface to keep children safe on the playground
• Five times heavier than wood mulches

FallZone Poured-in-Place

Our FallZone Poured-in-Place playground surface is a 2 layer system that consists of a 100% recycled SBR safety base layer & a colored 3/4" TPV wear layer course, mixed with a low odor polyurethane binder to achieve one of the most safest, durable playground surface systems on the market with little to no maintenance.

FallZone Bonded Rubber

Our FallZone Bonded Rubber playground surfacing is a single density pour of 100% recycled colored shredded mulch blend. Combined with a low odor polyurethane binder achieving a unique, natural looking appearance for your outdoor activity or playground surface area. Also used for walking & jogging trails.

FallZone Synthetic Grass

Our Fallzone Synthetic Grass playground surface looks & feels just like natural grass without all the maintenance. With a safety impact system underneath children are protected from falls. This system is both safe and appealing to the eye. This is a great new alternative to the more traditional playground surfacing products.

FallZone Splash Pads

Our FallZone Splash Pad Playground Surface is ideal for use in water play applications. It provides a permeable, porous, non-slip surface that provides cushion-like comfort to walk on. Our FallZone Splash Pad playground Surface combines safety, design and technology into a premier safety surface for water play.

The Pool Leak Experts

Invoice

Issued: 10/16/2025

Due: 11/15/2025

Repair #492751

BILL TO

Cypress Mill c/o Inframark Management Services
15231 Miller Creek Dr
, FL 33573

JOB SITE

Cypress Mill c/o Inframark Management Services
15231 Miller Creek Dr
Sun City Center, FL 33573

BALANCE DUE

$3,150.00

DESCRIPTION OF WORK	QUANTITY	PRICE	TAX	TOTAL
Replace Light Niche • Drain pool • Jackhammer deck/remove pavers/dig behind light • Cut around and remove light niche • Install new light niche* • Patch surface (see patch disclaimer for details) • Patch deck (if necessary) - we do not provide custom staining or textures (see deck disclaimer) • 1 year warranty included **This quote does not include running a new electrical conduit. RRLD will patch conduit if old conduit had previous leaks. RRLD is not responsible for the proper functioning of the light. Please note: Old light assemblies can have moisture in the light which*	1.00	$3,150.00	$0.00	$3,150.00

can cause the light to burn out when moved. If light cord cannot be pulled out of old conduit, a new conduit will have to be installed and an additional quote will be provided.

Subtotal:	**$3,150.00**
Tax:	**$0.00**
Payments:	**$0.00**

Payment History

DATE	PAYMENT TYPE	STATUS	DESCRIPTION	NOTES	AMOUNT
Sep 29, 2025	Credit card charge	Declined	50% deposit payment	No notes	~~$1,575.00~~

RED RHINO® The Pool Leak Experts

WEDNESDAY, OCTOBER 15, 2025

Repair - In Progress

Reason: Pool won't be drained in time to conduct repairs

THURSDAY, OCTOBER 16, 2025

Repair - Replacement and Install Work

Replacement and install work completed.

Repair - Completed

Water Level: Below the Lights Pool can be filled: Immediately Will be monitored by: Property Manager Pump is: OFF - Breaker Valves were: Left the same Additional Notes: N/A

Warranties & Disclaimers

Payment is expected at time of service. License **#CPC1457457**

Note:
If any of our quoted repairs are completed by another company, our leak detection warranty will be voided. A separate fee will be charged if further testing is requested.

Customer is responsible for refilling water and balancing chemicals. Please monitor water levels for 48 hours. Contact RRLD with any questions or concerns.

Well Water Disclaimer:
If you plan to refill your pool with well water, please note that it can significantly affect water chemistry and require extra work to get the pool balanced properly. To avoid delays or potential unnecessary extra costs, we recommend discussing options with your pool service to refill your pool properly.

Change Order Disclaimer:
A change order will be issued if RRLD discovers any unforeseen or unexpected work not specified above. An additional quote will be issued at that time.

Deck Disclaimer:
RRLD does not offer custom staining or textures. We will make every attempt to match the deck when applying deck patches. If an exact match is desired (color and texture), customer will need to hire a professional deck company to apply the patch.

Patch Disclaimer:
Red Rhino Leak Detection (RRLD) will make every attempt to match the existing surface when applying patches. However, due to variations of the product from the manufacturer and aging of the existing surface, it is impossible to achieve an exact match when patching. Refinishing the entire surface is the only way to ensure a consistent appearance without variation. Therefore, RRLD cannot be held responsible for color and texture variations which are unavoidable when patching.

The Pool Leak Experts

Sign Invoice

Please sign and date below for approval and return via email(redrhinocsr@redrhino.com). All scheduling is on a first come first serve basis. We will contact you regarding scheduling upon receipt of the signed document

X *Date*

Printed Name

WEDNESDAY, OCTOBER 15, 2025

Repair - In Progress

Reason: Pool won’t be drained in time to conduct repairs

THURSDAY, OCTOBER 16, 2025

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The Pool Leak Experts

Repair - Completed

Water Level: Below the Lights Pool can be filled: Immediately Will be monitored by: Property Manager Pump is: OFF - Breaker Valves were: Left the same Additional Notes: N/A

2025 Holiday Decor

2025 Holiday Decor

Expires 10/20/2025

Cypress Mill CDD (Billing)
15231 Miller Creek Dr
Sun City Center, FL 33573
Alba.sanchez@inframark.com
(609) 457-5490

Trimmers Holiday Decor
patrick@trimmershd.com
(813) 545-4782

Residence (Site)
15231 Miller Creek Dr
Sun City Center, FL 33573

Features

- [x] **Front Entrance** $0.00

- [x] **Entrance - C9 lights on Sign** $240.00

Install clear c9s across the top of entrance sign

C9 - WARM WHITE

- [x] **Entrance - 3 Red Posts** $870.00

Install 3-48" Pre Lit Wreath and 3 - 18" Bows on 3 Red Posts

48in Lit Wreath (WW)

Red Bow 18”

- [x] **Entrance - 10 Palms** $3,000.00

Install WW Mini Lights in 10 Palm Trees surrounding entrance sign

Warm White Coaxial Plugs

- [x] **Clubhouse** $0.00

Clubhouse Roofline - C9's $3,328.00

Install WW C9s outlining both lower and upper level of clubhouse

C9 - WARM WHITE

Clubhouse - 5 Palms $1,500.00

Install WW mini light on trunks of 5 Palms on the front side of the clubhouse

Warm White Coaxial Plugs

Pricing

Pricing

Subtotal	$8,938.00
Tax	$0.00
Total	$8,938.00
Deposit Amount	$8,938.00
Due Date	Immediately

Terms & Conditions

-Contract will automatically renew unless notification by either party by April 1st following decorating season.

-Please have palms trimmed prior to October 1st.

-Trimmers Holiday Decor retains ownership of all merchandise.

-All lighting will be commercial grade LED lighting.

-Customer is responsible for working power outlets.

-Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be responsible for lights not working due to irrigation running at this time.

-Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing damage to the material, and there will be an extra service charge to replace any damaged material.

-Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).

-Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

*Installation of Lighting

*Service calls

*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days after due date.

MINUTES OF MEETING
CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cypress Mill Community Development District was held on Thursday, October 9, 2025, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Anthony Seabrook	Chairperson
Jason Robare	Vice Chairperson
John Zanikos	Assistant Secretary
William L. Sharp	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Nathaniel Montagna	Inframark Field Manager

***Following is a summary of the discussions and actions taken*.**

FIRST ORDER OF BUSINESS — Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 9:30 a.m., and a quorum was established. The Electrician, Mr. Don Harris, called into the meeting to discuss electrical issues with the pool pump. A high-level discussion took place, and Mr. Harris was asked to put together a proposal.

SECOND ORDER OF BUSINESS — Motion to Adopt the Agenda

> On MOTION by Mr. Robare, seconded by Mr. Zanikos, with all in favor, the agenda for October 9, 2025, meeting was approved.

THIRD ORDER OF BUSINESS — Public Comments on Agenda Items

High overview of the pool status - we are working with Red Rhino/Howies plumbing and ASP Pool services to continue to diagnose the pool issues.

> On MOTION by Mr. Robare, seconded by Mr. Seabrook, with all in favor, the Board Approved to have the pool gate lock repairs for $400 by the Inframark Maintenance Team.

FOURTH ORDER OF BUSINESS — Staff Reports

A. District Counsel

Mr. Broadus reminded the Board of the ethics training requirements

B. District Manager

None.

C. Field Manager

i. Field Inspection Report-August 2025

Mr. Nathaniel provided an overview of the landscape and pond concerns from the field inspection report.

> On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all in favor, the Board approved Estimate 2520 from Steadfast but to negotiate a price of $900.

> On MOTION by Mr. Seabrook, seconded by Mr. Zanikos, with all in favor, the Board approved to have 10ft concrete poured underneath the picnic table, not to exceed $500.

D. District Engineer

None.

SIXTH ORDER OF BUSINESS Consent Agenda

A. **Consideration of Board of Supervisors' Minutes of the September 11, 2025**

> On MOTION by Mr. Zanikos, seconded by Mr. Robare, with all in favor, the Board approved the Meeting Minutes from the September 11, 2025, meeting.

SEVENTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

There were no requests.

EIGHTH ORDER OF BUSINESS Public Comments

There were no comments.

NINTH ORDER OF BUSINESS Adjournment

> On MOTION by Mr. Seabrook, seconded by Mr. Zanikos, with all in favor, the Board adjourned the meeting at 10:41 a.m.

____________________________ ____________________________

Secretary President

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100182	10/02/25	V00016	STRALEY ROBIN VERICKER	27203	legal review Sept 2025	PROFESSIONAL SERVICES	531146-51401	$1,985.00
001	100183	10/02/25	V00027	INFRAMARK LLC	159248	postage Sept 2025	MANAGEMENT FEE APRIL 2024	541024-51301	$3.70
001	100184	10/02/25	V00082	ASP POOL AND OUTDOOR SERVICES LLC	28471	outdoor enclosure repair rail kit	pool repair	531155-53970	$5,845.80
001	100185	10/02/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-15610	Sept 2025 annuals	LANDSCAPE MAINT	546923-53908	$2,972.00
001	100185	10/02/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-15467	floratam sod replacement	LANDSCAPE MAINT	546923-53908	$480.00
001	100185	10/02/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-15466	brown river rock landscape edging	LANDSCAPE MAINT	546923-53908	$1,365.00
001	100186	10/02/25	V00053	DON HARRISON ENTERPRISES LLC	3169	electrical for cypress mill	huge replacement work with electrical	546074-51301	$9,190.00
001	100187	10/08/25	V00019	SITEX AQUATICS LLC	10264-B	Monthly Lake Management October 2025	AQUATIC MAINT.	531085-53908	$1,065.00
001	100188	10/08/25	V00073	COMPLETE I.T CORP	17922	email account monitoring for October	email account	534397-51301	$99.00
001	100189	10/08/25	V00031	US BANK	7905134	trustee payment Oct 2025	trustee	531045-51301	$4,256.13
001	100190	10/08/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-15623	wet check repairs October 2025	LANDSCAPE MAINT	546930-57201	$730.12
001	100191	10/08/25	V00053	DON HARRISON ENTERPRISES LLC	3173	electrical work	pool recreational	546074-53970	$426.00
001	100192	10/08/25	V00066	PHANTOM FITNESS SERVICES	09302025-CMPM	GYM Equipment maintenance Sept 2025	phantom	546115-57201	$819.38
001	100193	10/08/25	V00082	ASP POOL AND OUTDOOR SERVICES LLC	28359	pool services October 2025	pool services	534078-53970	$1,750.00
001	100194	10/15/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-16094	landscape maint Sept 2025	LANDSCAPE MAINT	546300-53908	$18,771.00
001	100195	10/15/25	V00027	INFRAMARK LLC	1162860	maintenance services sidewalk installation	MANAGEMENT FEE APRIL 2024	546922-53908	$4,801.50
001	100195	10/15/25	V00027	INFRAMARK LLC	160642	Management contract October 2025	ACCT SVCS	532001-51301	$772.50
001	100195	10/15/25	V00027	INFRAMARK LLC	160642	Management contract October 2025	DISSEMINATION SVCS	531142-51301	$1,050.00
001	100195	10/15/25	V00027	INFRAMARK LLC	160642	Management contract October 2025	DIST MGMT	531150-51301	$3,536.33
001	100195	10/15/25	V00027	INFRAMARK LLC	160642	Management contract October 2025	management	531093-53970	$13,000.00
001	100196	10/17/25	V00084	HOWIE'S PLUMBING INC	62678888	Howies plumbing for cypress dba Croftons	repair to the pool	546074-53970	$3,975.00
001	100197	10/17/25	V00082	ASP POOL AND OUTDOOR SERVICES LLC	28783	stenner pump replacement October 2025	pool	546074-53970	$814.95
001	100198	10/17/25	V00049	REPCO L&O PEST CONTROL	224558	repco pest control	PEST SERVICE	531170-53970	$120.00
001	100199	10/21/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-16461	Improvement landscape /IRRIGATION	LANDSCAPE MAINT	546923-53908	$900.00
001	100199	10/21/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-16462	Mulch Center Park Playground October 2025	LANDSCAPE MAINT	546059-53908	$6,999.00
001	100200	10/21/25	V00087	CROFTON'S PLUMBING & DRAIN SOLUTIONS INC	62678888	Plumber repair by pool pump	repair	546074-53908	$3,975.00
001	100201	10/21/25	V00082	ASP POOL AND OUTDOOR SERVICES LLC	28817	Service call during repairs October 2025	pool	546074-53970	$85.00
001	100202	10/23/25	V00082	ASP POOL AND OUTDOOR SERVICES LLC	28421	labor for work conducted on 9/3/2025	pool	546074-53970	$161.25
001	100203	10/29/25	V00027	INFRAMARK LLC	161792	postage OCTOBER 2025	MANAGEMENT FEE APRIL 2024	541024-51301	$2.96
001	100204	10/30/25	V00016	STRALEY ROBIN VERICKER	27365	Legal Review Sept 2025	PROFESSIONAL SERVICES	531146-51401	$1,595.00
001	1880	10/09/25	V00035	HAROLD ANTHONY SEABROOK	HS-100925	BOARD 10/09/25	Supervisor Fees	511100-51101	$200.00
001	1881	10/09/25	V00040	JASON ROBARE	JR-100925	BOARD 10/09/25	Supervisor Fees	511100-51101	$200.00
001	1882	10/09/25	V00065	JOHN STEVEN ZANIKOS	JZ-100925	BOARD 10/09/25	Supervisor Fees	511100-51101	$200.00
001	1883	10/09/25	V00071	WILLIAM LEWIS SHARP	WS-100925	BOARD 10/09/25	Supervisor Fees	511100-51101	$200.00
001	1884	10/10/25	V00035	HAROLD ANTHONY SEABROOK	HS-100825	WORKSHOP 10/8/25	Supervisor Fees	511100-51101	$200.00
001	1885	10/10/25	V00040	JASON ROBARE	JR-100825	WORKSHOP 10/8/25	Supervisor Fees	511100-51101	$200.00
001	1886	10/10/25	V00065	JOHN STEVEN ZANIKOS	JZ-100825	WORKSHOP 10/8/25	Supervisor Fees	511100-51101	$200.00
001	1887	10/10/25	V00071	WILLIAM LEWIS SHARP	WS-100825	WORKSHOP 10/8/25	Supervisor Fees	511100-51101	$200.00
001	1889	10/21/25	V00086	FLORIDA COMMERCE	93388	florida commerce payment October 2025	commerce	554020-51301	$175.00
001	300069	10/10/25	V00051	BOCC ACH	092225-6494 ACH	Sept 22-Oct 13 2025	WATER	543018-53600	$1,498.06
001	300071	10/17/25	V00026	TECO ACH	100325-5825 ACH	ELECTRIC	Utility - Electric	543041-53150	$11,121.06
001	300072	10/24/25	V00026	TECO ACH	100625-1113 ACH	TECO October 27 2025	ELECTRIC	543041-53150	$1,143.53
001	300073	10/24/25	V00026	TECO ACH	100625-7103 ACH	TECO October 27 2025	ELECTRIC	543041-53150	$196.08
001	300074	10/24/25	V00026	TECO ACH	100625-3471 ACH	TECO October 27 2025	ELECTRIC	543041-53150	$31.09
001	300075	10/24/25	V00026	TECO ACH	100625-9291 ACH	TECO October 27 2025	ELECTRIC	543041-53150	$2,698.63
001	300076	10/24/25	V00051	BOCC ACH	102325-6494 ACH	BOCC October 2025	WATER	543018-53600	$1,029.75
								Fund Total	**$111,039.82**

Total Checks Paid	**$111,039.82**

CYPRESS MILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ASP POOL AND OUTDOOR SERVICES LLC	9/25/2025	28471	$5,845.80	$5,845.80	pool repair
BOCC ACH	9/22/2025	092225-6494 ACH	$1,498.06	$1,498.06	WATER
COMPLETE I.T CORP	10/1/2025	17922	$99.00	$99.00	email account
DON HARRISON ENTERPRISES LLC	9/23/2025	3169	$9,190.00	$9,190.00	huge replacement work with electrical
DON HARRISON ENTERPRISES LLC	10/4/2025	3173	$426.00	$426.00	pool recreational
INFRAMARK LLC	9/22/2025	159248	$3.70	$3.70	MANAGEMENT FEE APRIL 2024
PHANTOM FITNESS SERVICES	9/30/2025	09302025-CMPM	$819.38	$819.38	phantom
REPCO L&O PEST CONTROL	10/9/2025	224558	$120.00	$120.00	PEST SERVICE
STEADFAST CONTRACTORS ALLIANCE	9/29/2025	SA-15623	$730.12	$730.12	LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	10/17/2025	SA-16461	$900.00	$900.00	LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	10/17/2025	SA-16462	$6,999.00	$6,999.00	LANDSCAPE MAINT
STRALEY ROBIN VERICKER	9/26/2025	27203	$1,985.00	$1,985.00	PROFESSIONAL SERVICES
Monthly Contract Subtotal			**$28,616.06**	**$28,616.06**	
Utilities					
BOCC ACH	10/23/2025	102325-6494 ACH	$1,029.75	$1,029.75	WATER
STEADFAST CONTRACTORS ALLIANCE	9/23/2025	SA-15466	$1,365.00	$1,365.00	LANDSCAPE MAINT
TECO ACH	9/4/2025	090425-5825ACH	$11,494.81	$11,494.81	ELECTRIC
TECO ACH	10/3/2025	100325-5825 ACH	$11,121.06	$11,121.06	ELECTRIC
Utilities Subtotal			**$25,010.62**	**$25,010.62**	
Regular Services					
ASP POOL AND OUTDOOR SERVICES LLC	10/1/2025	28359	$1,750.00	$1,750.00	pool services
ASP POOL AND OUTDOOR SERVICES LLC	10/9/2025	28783	$814.95	$814.95	pool
ASP POOL AND OUTDOOR SERVICES LLC	10/17/2025	28817	$85.00	$85.00	pool
ASP POOL AND OUTDOOR SERVICES LLC	9/3/2025	28421	$161.25	$161.25	pool
CROFTON'S PLUMBING & DRAIN SOLUTIONS INC	10/9/2025	62678888	$3,975.00	$3,975.00	repair
FLORIDA COMMERCE	10/1/2025	93388	$175.00	$175.00	commerce
HAROLD ANTHONY SEABROOK	10/9/2025	HS-100925	$200.00	$200.00	BOARD 10/09/25
HAROLD ANTHONY SEABROOK	10/8/2025	HS-100825	$200.00	$200.00	WORKSHOP 10/8/25

CYPRESS MILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
HOWIE'S PLUMBING INC	10/9/2025	62678888	$3,975.00	$3,975.00	repair to the pool
INFRAMARK LLC	10/8/2025	1162860	$4,801.50	$4,801.50	MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	10/8/2025	160642	$772.50		ACCT SVCS
INFRAMARK LLC	10/8/2025	160642	$1,050.00		DISSEMINATION SVCS
INFRAMARK LLC	10/8/2025	160642	$3,536.33		DIST MGMT
INFRAMARK LLC	10/8/2025	160642	$13,000.00	$18,358.83	management
INFRAMARK LLC	10/24/2025	161792	$2.96	$2.96	MANAGEMENT FEE APRIL 2024
JASON ROBARE	10/9/2025	JR-100925	$200.00	$200.00	BOARD 10/09/25
JASON ROBARE	10/8/2025	JR-100825	$200.00	$200.00	WORKSHOP 10/8/25
JOHN STEVEN ZANIKOS	10/9/2025	JZ-100925	$200.00	$200.00	BOARD 10/09/25
JOHN STEVEN ZANIKOS	10/8/2025	JZ-100825	$200.00	$200.00	WORKSHOP 10/8/25
PHANTOM FITNESS SERVICES	10/29/2025	10292025-CM	$921.88	$921.88	gym
RED RHINO OF FL INC	10/16/2025	492751	$3,150.00	$3,150.00	REPLACE LIGHT NICHE
SITEX AQUATICS LLC	10/1/2025	10264-B	$1,065.00	$1,065.00	AQUATIC MAINT.
STEADFAST CONTRACTORS ALLIANCE	9/24/2025	SA-15610	$2,972.00	$2,972.00	LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	9/23/2025	SA-15467	$480.00	$480.00	LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	10/1/2025	SA-16094	$18,771.00	$18,771.00	LANDSCAPE MAINT
STRALEY ROBIN VERICKER	10/22/2025	27365	$1,595.00	$1,595.00	PROFESSIONAL SERVICES
TECO ACH	10/6/2025	100625-1113 ACH	$1,143.53	$1,143.53	ELECTRIC
TECO ACH	10/6/2025	100625-7103 ACH	$196.08	$196.08	ELECTRIC
TECO ACH	10/6/2025	100625-3471 ACH	$31.09	$31.09	ELECTRIC
TECO ACH	10/6/2025	100625-9291 ACH	$2,698.63	$2,698.63	ELECTRIC
US BANK	10/1/2025	7905134	$4,256.13	$4,256.13	trustee
WILLIAM LEWIS SHARP	10/9/2025	WS-100925	$200.00	$200.00	BOARD 10/09/25
WILLIAM LEWIS SHARP	10/8/2025	WS-100825	$200.00	$200.00	WORKSHOP 10/8/25
Regular Services Subtotal			**$72,979.83**	**$72,979.83**	
TOTAL			**$126,606.51**	**$126,606.51**	

PO Box 3485
Apollo Beach, FL 33572
813-322-5270

Invoice #28471 09/25/2025

DUE ON 09/30/2025

Cypress Mill CDD
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE ADDRESS
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE DATES		QTY	PRICE	AMOUNT
09/10/2025	**Rebuild Splash Pad Valve Controller** Rebuild and Install Splash Pad Valve Control Relay Box	1	$713.80	$713.80
	Hinged Outdoor Enclosure Outdoor Hinged Enclosure	1		
	DIN Rail Kit Rebuild and Install Splash Pad Valve Control Relay Box	1		
	Boss Screws Rebuild and Install Splash Pad Valve Control Relay Box	1		
	Finder Digital Weekly Time switch Rebuild and Install Splash Pad Valve Control Relay Box	1		
	Finder Power Relay Rebuild and Install Splash Pad Valve Control Relay Box	1		
	Finder General Purpose Relay Rebuild and Install Splash Pad Valve Control Relay Box	1		
	Terminal Block DIN Rail 2 Position Rebuild and Install Splash Pad Valve Control Relay Box	10		
	End Plate Rebuild and Install Splash Pad Valve Control Relay Box	10		
	Screw Down End Stop Rebuild and Install Splash Pad Valve Control Relay Box	10		
	Labor Rebuild and Install Splash Pad Valve Control Relay Box	1.5		
	Install Pump Varible Frequency Drive (VFD) Existing VFD is not providing 3 phase voltage to the pool pump. This is likely due to water damage.	1	$4,982.00	$4,982.00
	CES Start Up Factory Site Service and Operator Training includes support services during construction, warranty registration, training per CES Operator Training	1		

Checklist, technical support, and on-site warranty administration.			
Labor	4		
Electrical Installation Include various wire, flexible conduit, and Liquidtite fittings.	2		
5HP Precision Control, Phase Converting, Nema 4X 1 VFD, 40.0 Amps Converts 220-240V Single phase to Three-Phase power for maximum energy savings. Variable Frequency Drive has continuous display of motor operating parameters (Hz, volts, amps) Programmable Soft Start for reduction of power co. demand charges, and reduced water hammer. 2-Year Factory Warranty with CES Start-up.	1		
Troubleshoot UV System UV system currently has no power. The system was bypassed and unplugged upon us taking over the account. It is likely a fuse or transformer. UV System is required on Special Purpose Pools and Interactive Water Features (IWF) per Florida Code 64E-9.011	1	$150.00	$150.00

Subtotal	$5,845.80
Taxable Subtotal	$0.00
Discount	$0.00
Tax	$0.00

TOTAL	**$5,845.80**
BALANCE DUE	$5,845.80

Call the office at 813-322-5270 to enroll in our new AUTO-PAY system. Access your customer portal by visiting https://aspsouthshorefl.poolbrain.com

We appreciate your business and prompt payment

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS MILL CDD	2339396494	09/22/2025	10/13/2025

Service Address: 15231 MILLER CREEK DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	08/19/2025	52678	09/18/2025	53700	102200 GAL	ACTUAL	WATER

Service Address Charges

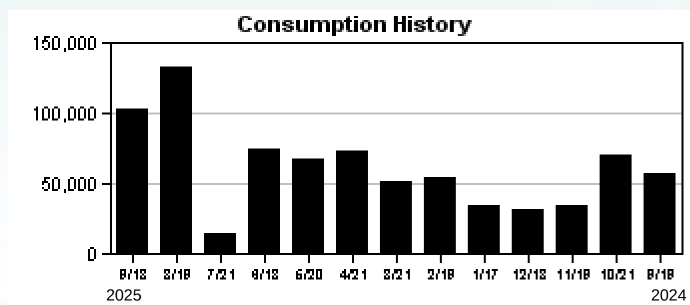
Customer Service Charge	$6.03
Purchase Water Pass-Thru	$308.64
Water Base Charge	$74.12
Water Usage Charge	$263.40
Sewer Base Charge	$179.53
Sewer Usage Charge	$666.34

Summary of Account Charges

Previous Balance	$1,936.57
Net Payments - Thank You	$-1,936.57
Total Account Charges	**$1,498.06**
AMOUNT DUE	**$1,498.06**

Notice

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



Make checks payable to: **BOCC**

ACCOUNT NUMBER: **2339396494**

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

THANK YOU!

DUE DATE	10/13/2025

Auto Pay Scheduled
DO NOT PAY

Single-Piece
CYPRESS MILL CDD
15231 MILLER CREEK DR
SUN CITY CENTER FL 33573

1,618 0

0023393964947 00001498062

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

Complete I.T.
SERVICE & SOLUTIONS

Cypress Mill CDD
15720 Miller Creek Drive
Sun City Center, FL, United States 33573

Invoice #	17922
Invoice Date	10-01-25
Balance Due	**$99.00**

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. - Seats 1-5 - Admin for eDiscovery	$16.50	6.0	$99.00

Subtotal	**$99.00**
Tax	$0.00
Invoice Total	$99.00
Payments	$0.00
Credits	$0.00
Balance Due	**$99.00**

COST	QTY.	ITEM	UNIT PRICE	PRICE
		original Elect proposal as Attached (Completed)		7,900.00
		Additional Work as Needed as follows:		
		1) Replaced feed to pool Sub panel from 60 Amp to 80 Amp.		
		2) Replaced 2 pole 30 Amp G.F.C.I. Breaker for VAC pump.		
	60 ft	#2 THHN wire.		420.00
	1	2 pole 80 amp G.E. Bolt on Breaker		195.00
	1	2 pole G.F.C.I. Siemens 30 amp Breaker		195.00
		Extra Mat total	—	810.00

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don	Additional Labor		3	160.00	480.00

MAT.		
PERMITS		
MISC.		
TAX		
LABOR		
TOTAL		

TOTALS		CHARGES	AMOUNT
	☐ CC		
	☐ BILL	PARTS extra	810.00
	☐ $	LABOR Additional	480.00
	☐ CK	SERVICE CALL	N/C
		PREVENTIVE MAINTENANCE DISCOUNT	
		original proposal	7,900.00
		TOTAL AMOUNT DUE	9,190.00

Don Harrison Enterprises LLC

2510 Priscilla Ct. Lutz, FL 33559-5679

(813) 363-6286

#00434 #13010124

№ 3169

DATE 09 | 23 | 25

NAME Cypress Mill C.D.D.

STREET 2005 Pan Am Circle, Suite 300 PHONE

CITY Tampa STATE FL ZIP 33607

JOB NAME/LOCATION JOB PHONE 813-482-1614

ADDRESS Ruskin FL.

SCHEDULED DATE/TIME

WORK TAKEN BY Don ORDERED BY Alba Sanchez

DESCRIPTION OF WORK

Completed Attached proposal Along with Additional Item's that were Not Included in proposal as per Alba Sanchez. Variable frequency Drive (V.F.D.) need's Replaced; Alba is waiting on Quote from Travis.

ASK ABOUT OUR SERVICE CONTRACTS

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that, venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1½% per month on all past due balances.

X

CUSTOMER SIGNATURE

I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

X

CUSTOMER SIGNATURE

DATE COMPLETED 09-23-25

TERMS: Net Due Upon Completion

Don Harrison Enterprises
2510 Priscilla Court
Lutz, FL 33559
(813) 363-6286 EC13010124

TO; Alba Sanchez
Job Name: Cypress Mill
Job Address: Ruskin, Fla.
Description: Misc. electrical work for pool pump.
Proposal / Estimate
All labor and materials to do the following as described below.
1) To Have the 3 phase 15 HP pool pump motor refurbished, & reinstalled.
2) To install a specialized ELCI ground fault for pool pump as required by NEC.
3) To replace the interior buss bar assembly on the electrical sub panel feeding pool equipment.
4) To install a electrical surge protector for pool equipment sub panel.

Optional prices below are unknown at this time, and are (not) included within the proposal quote as stated below. If any items listed below shall need replaced, the prices will be up and above this quote.
1) labor and material if Variable Frequency Drive needs to be replaced $ 10,985.00 Alba waiting on Additional Quote.
2) labor and material to replace the 15 HP, 3 phase pool pump motor if non-repairable ~~$ 3,500.00~~ N/A

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of $ 7,900.00 excluding option prices. Seven thousand, nine hundred dollars. (Plus Extra's)

Payment to be made as follows: Billable upon completion 15 day net term billing.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

DocuSigned by:
Signature Alba Sanchez Date 9/12/2025

Authorized Signature [signature] Date 9-[illegible]-2025

9.12.25 Spoke with Anthony Seabrook he authorized to proceed. as

COST		QTY.	ITEM	UNIT PRICE		PRICE	
		1	40 Amp 120V DEF Contactor			136	00

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR	
Don				1.5	160	00

			TOTALS
MAT.			
PERMITS			
MISC.			
TAX			
LABOR			
TOTAL			

	CHARGES	AMOUNT	
☐ CC			
☐ BILL	PARTS	136	00
☐ $	LABOR	240	00
☐ CK	SERVICE CALL	50	00
	PREVENTIVE MAINTENANCE DISCOUNT		
	TOTAL AMOUNT DUE	$426	00

Don Harrison Enterprises LLC

2510 Priscilla Ct, Lutz, FL 33559-5679
(813) 363-6286
#00434 #13010124

№ 3173

DATE 10/04/25

NAME Cypress Mill C.D.D.
STREET 2005 Pan Am Circle Suite 300
PHONE (813) 873-7300
CITY Tampa STATE FL ZIP 33607
JOB NAME/LOCATION
JOB PHONE
ADDRESS Ruskin, FL.
SCHEDULED DATE/TIME
WORK TAKEN BY Don
ORDERED BY Travis

DESCRIPTION OF WORK

Replaced the Contactor from V.F.D feeding the G.F.C.I. Receptacle that operates the Chlorine Injector pump. Travis called and said it was bad. (Completed)

ASK ABOUT OUR SERVICE CONTRACTS

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted. Is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1½% per month on all past due balances.

CUSTOMER SIGNATURE

I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

DATE COMPLETED 10-02-25

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#	DATE
159248	9/22/2025

CUSTOMER ID	NET TERMS
C2296	Due On Receipt

PO#	DUE DATE
	9/22/2025

BILL TO

Cypress Mill CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
Subtotal					**3.70**

Subtotal	$3.70
Tax	$0.00
Total Due	$3.70

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

PHANTOM FITNESS SERVICES

INVOICE

18142 Powerline Rd
Dade City FL 33523

CDD - John Shelton [Cypress Mill]
4205 Wild Senna Blvd
Tampa, FL 33619
jshelton@homeriver.com

Description: Invoice

Date: 09/30/2025
INV#09302025-CMPM
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Labor	1	$ 414.38	$ 414.38
Hardware Replacement	2	$ 85.00	$ 170.00
Elliptical Repairs	2	$ 95.00	$ 190.00
		Subtotal	$ 774.38
		Shipping	$ 45.00
		Tax	Exempt
		Total	$ 819.38

Notes: Repairs complete.

Thank you!

Service Slip/Invoice

REPCO L&O PEST CONTROL
380 Douglas Rd E
Suite 2
Oldsmar, FL 34677-2947
813-854-5412

INVOICE: 224558
DATE: 10/09/2025
ORDER: 181479

Bill To: [108645]
CYPRESS MILL CREEK CDD
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33572

Work Location: [108645] 813-486-9034
HOME RIVER GROUP
CYPRESS MILL CREEK
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33572

Work Date	Time	Target Pest	Technician		Time In
10/09/2025	12:00 AM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECIEPT	10/09/2025			

Service	Description	Price
QPC	QUARTERLY PEST CONTROL	$120.00

SUBTOTAL	$120.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$120.00

AMOUNT DUE **$120.00**

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

INVOICE

DATE	DUE	INVOICE #
9/29/2025	10/29/2025	SA-15623

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO
Cypress Mills CDD
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center FL 33573

P.O. No.	Account #	Terms	Project
		Net 30	SM1039 Cypress Mill CDD Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
9/24/2025	Water Management Program - Irrigation technician was sent out to perform monthly wet check of the Amenity clock. Multiple drip line breaks were located at repaired. There also was a broken 6 inch pop up sprinkler. Parts used: 3-1/2 net coupling 1- 3/4 tee 1-6? pop rain bird Total of parts $24.51 Labor for repairs one hour @ $85	1.00	109.51	109.51
9/22/2025	Irrigation Service Request - Irrigation tech was sent out to check the irrigation to the newly installed sod. Tech encountered a clogged sprinkler and a broken bubbler head. Tech repaired both issues. Parts used: 1-6? pop hunter 3-nozzles 1-bubbler Total of Parts cost $ 31.18 Labor to complete repair 2 hour at $85	1.00	201.18	201.18
9/18/2025	Water Management Program - Irrigation wet check of Clock #2, Irrigation tech went out to perform monthly wet check of clock #2.	1.00	98.77	98.77
9/17/2025	Water Management Program - Tech came out to perform monthly wet check. During the wet check, zone 4, at the front entrance flower bed had multiple clogged micro sprays. They were replaced with new ones. Zone 1, had a sprinkler that was cracked and replaced with a new one. Zone 6, had a cracked sprinkler and was replaced. Zone 11, 4 nozzles were replaced because they were clogged. Parts used: 6- maxi -nozzle 1-6? pop hunter 1-6? pop rain bird 6 - nozzles Total Cost of parts; $38.22 Labor to complete repairs 1.5 hours @ $85	1.00	165.72	165.72

INVOICE

DATE	DUE	INVOICE #
9/29/2025	10/29/2025	SA-15623

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO
Cypress Mills CDD
C/O Inframark Management
Services
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center FL 33573

P.O. No.	Account #	Terms	Project
		Net 30	SM1039 Cypress Mill CDD Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
9/12/2025	Irrigation Service Request - Irrigation tech was sent out to check a few wet areas noticed by maintenance crew. At Gomez park, multiple drip line breaks were found. This was causing flooding in the planter beds.	1.00	154.94	154.94

TOTAL	**730.12**
APPLIED PAYMENTS/CREDITS	**0.00**
BALANCE REMAINING	**730.12**

Invoice

Date	Invoice #
10/17/2025	SA-16461

Steadfast Alliance
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cypress Mills CDD
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
25.5	Ginger Variegated 3gal	20.00		510.00
5.25	Maintenance Labor	50.00		262.50
1.5	Irrigation Enhancement	85.00		127.50
	Scope: Replace Walters Viburnum in the planting bed at the corner of Salt River Ave. & Miller Creek with Shell Ginger. Adjust the irrigation to make sure new plant material is sufficiently watered in.			

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	$900.00
Payments/Credits	$0.00
Balance Due	$900.00

Invoice

Steadfast Alliance
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Date	Invoice #
10/17/2025	SA-16462

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cypress Mills CDD
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
	Mulch Central Park Playground. ADA Playground Wood Mulch Benefits: Made only from IPEMA Certified Engineered Mulch Wood Fiber. Does not contain twigs, bark, leaf debris, or other organic material. Random sized pieces of wood comply with ASTM F-2075-10a sizing requirements. Shock absorption qualifying for ASTM F1292-09 Standard for Impact Attenuation. Wheelchair Accessible qualifying for ASTM 1951-09b standards.			
93.32	Mulch Playground Chips	75.00		6,999.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	$6,999.00
Payments/Credits	$0.00
Balance Due	$6,999.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Cypress Mill CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

September 26, 2025
Client: 001503
Matter: 000001
Invoice #: 27203

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/13/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.3	$97.50
8/14/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	3.9	$1,267.50
8/19/2025	MB	REVIEW AND REVISE DISTRICT AMENITY MANAGEMENT CONTRACT; PREPARE AFFIDAVIT FOR ANTI-HUMAN TRAFFICKING.	1.8	$585.00
8/20/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	$35.00
		Total Professional Services	6.2	$1,985.00

Total Services	$1,985.00	
Total Disbursements	$0.00	
Total Current Charges		$1,985.00
Previous Balance		$1,820.00
Less Payments		*($1,820.00)*
PAY THIS AMOUNT		**$1,985.00**

Please Include Invoice Number on all Correspondence

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS MILL CDD	2339396494	10/23/2025	11/13/2025

Service Address: 15231 MILLER CREEK DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	09/18/2025	53700	10/21/2025	54365	66500 GAL	ACTUAL	WATER

Service Address Charges

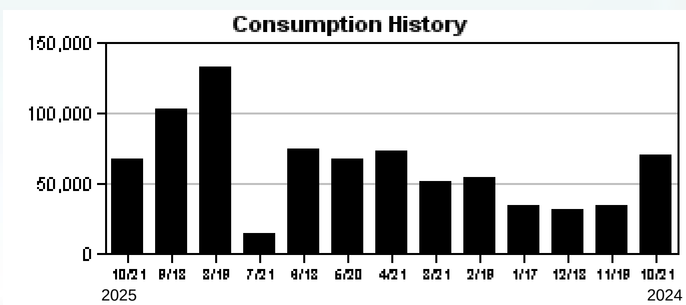
Customer Service Charge	$6.03
Purchase Water Pass-Thru	$200.83
Water Base Charge	$74.12
Water Usage Charge	$135.66
Sewer Base Charge	$179.53
Sewer Usage Charge	$433.58

Summary of Account Charges

Previous Balance	$1,498.06
Net Payments - Thank You	$-1,498.06
Total Account Charges	**$1,029.75**
AMOUNT DUE	**$1,029.75**

Notice

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



Make checks payable to: **BOCC**

ACCOUNT NUMBER: **2339396494**

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	11/13/2025

Auto Pay Scheduled
DO NOT PAY

Single-Piece
CYPRESS MILL CDD
15231 MILLER CREEK DR
SUN CITY CENTER FL 33573

1,655 0

002339396494 7 00001029750

Invoice

Steadfast Alliance
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Date	Invoice #
9/23/2025	SA-15466

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cypress Mills CDD
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
1.5	3/4" Brown River Rock	380.00		570.00
12	Maintenance Labor	50.00		600.00
3	Landscape Edging	65.00		195.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	$1,365.00
Payments/Credits	$0.00
Balance Due	$1,365.00

TampaElectric.com

CYPRESS MILL COMMUNITY DEVELOPMENT
7306 OZELLO TRAIL AVE,
RUSKIN, FL 33573-0174

Statement Date: September 04, 2025

Amount Due:	**$11,494.81**
Due Date:	September 18, 2025
Account #:	321000025825

DO NOT PAY. Your account will be drafted on September 18, 2025

Account Summary

Previous Amount Due	$11,290.61
Payment(s) Received Since Last Statement	-$11,291.58
Credit Balance After Payments and Credits	-$0.97
Current Month's Charges	**$11,495.78**
Amount Due by September 18, 2025	**$11,494.81**

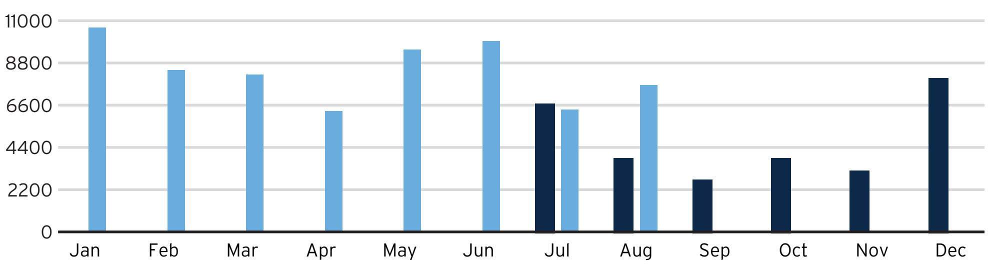
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225	**3,529 KWH**
6924 KING CREEK DR, RUSKIN, FL 33573-0217	**1,654 KWH**

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



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

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

Account #: 321000025825
Due Date: September 18, 2025

Amount Due:	**$11,494.81**
Payment Amount:	$ ________

700125004429

Your account will be drafted on September 18, 2025

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 MILL COMMUNITY DEVELOPMENT
7306 OZELLO TRAIL AVE
RUSKIN, FL 33573-0174

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.

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month
Increased = Same Decreased

Service Address: 3640 19TH AVE NE, LIGHTS, RUSKIN, FL 33573 **Sub-Account Number:** 211017895700

Amount: $3,875.95

Service Address: CYPRESS MILLER CREEK PH 1C1, LIGHTS, RUSKIN, FL 33573 **Sub-Account Number:** 211018054091

Amount: $1,129.51

Service Address: CYPRESS MILLER CREEK PH 1B, RUSKIN, FL 33573 **Sub-Account Number:** 211020388099

Amount: $1,534.02

Service Address: 7038 OZELLO TRAIL AVE, PMP, RUSKIN, FL 33573-0219 **Sub-Account Number:** 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	08/04/2025	27,547		26,607		940 kWh	1	32 Days	**$180.82**

9.8%

Service Address: 7215 CAMP ISLAND AVE, WELL, SUN CITY CENTER, FL 33573 **Sub-Account Number:** 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	07/31/2025	89,314		87,973		1,341 kWh	1	30 Days	**$227.73**

11.1%

Continued on next page →

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

Ways To Pay Your Bill

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

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

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

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

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

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month
Increased Same Decreased

Service Address: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225 **Sub-Account Number:** 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	07/31/2025	18,014		14,485		3,529 kWh	1	30 Days	$567.66

61.9%

Service Address: 3640 19TH AVE NE, MAIN ENTRY, RUSKIN, FL 33573 **Sub-Account Number:** 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	08/04/2025	4,268		4,162		106 kWh	1	32 Days	$40.28

9.3%

Service Address: 3640 19TH AVE NE, SIGN, RUSKIN, FL 33573 **Sub-Account Number:** 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	07/31/2025	767		700		67 kWh	1	30 Days	$32.31

3.1%

Service Address: 3640 19TH AV NE, CRNR ICON, RUSKIN, FL 33570 **Sub-Account Number:** 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	07/31/2025	0		0		0 kWh	1	30 Days	$21.02

Service Address: CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573 **Sub-Account Number:** 221007832001

Amount: $801.90

Service Address: 4600 W CYPRESS ST, TAMPA, FL 33607 **Sub-Account Number:** 221008279970

Amount: $2,784.88

Service Address: 6924 KING CREEK DR, RUSKIN, FL 33573-0217 **Sub-Account Number:** 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	07/31/2025	26,605		24,951		1,654 kWh	1	30 Days	$299.70

1.0%

Total Current Month's Charges **$11,495.78**

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211017895700
Statement Date: 08/29/2025

Service Address: 3640 19TH AVE NE, LIGHTS, RUSKIN, FL 33573

Service Period: 07/04/2025 - 08/04/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*1487 kWh @ $0.03412/kWh*	$50.74
Fixture & Maintenance Charge	*77 Fixtures*	$1292.47
Lighting Pole / Wire	*77 Poles*	$2180.64
Lighting Fuel Charge	*1487 kWh @ $0.03363/kWh*	$50.01
Storm Protection Charge	*1487 kWh @ $0.00559/kWh*	$8.31
Clean Energy Transition Mechanism	*1487 kWh @ $0.00043/kWh*	$0.64
Storm Surcharge	*1487 kWh @ $0.01230/kWh*	$18.29
Florida Gross Receipt Tax		$3.28
State Tax		$271.57
Lighting Charges		**$3,875.95**

Current Month's Electric Charges **$3,875.95**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211018054091
Statement Date: 08/29/2025

Service Address: CYPRESS MILLER CREEK PH 1C1, LIGHTS, RUSKIN, FL 33573

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*480 kWh @ $0.03412/kWh*	$16.38
Fixture & Maintenance Charge	*8 Fixtures*	$138.00
Lighting Pole / Wire	*8 Poles*	$262.96
Lighting Fuel Charge	*480 kWh @ $0.03363/kWh*	$16.14
Storm Protection Charge	*480 kWh @ $0.00559/kWh*	$2.68
Clean Energy Transition Mechanism	*480 kWh @ $0.00043/kWh*	$0.21
Storm Surcharge	*480 kWh @ $0.01230/kWh*	$5.90
Florida Gross Receipt Tax		$1.06
State Tax		$33.65
State Tax		$45.65
Lighting Charges		**$522.63**

Current Month's Electric Charges **$522.63**

Billing information continues on next page →

Sub-Account #: 211018054091
Statement Date: 08/29/2025

Service Address: CYPRESS MILLER CREEK PH 1C1, LIGHTS, RUSKIN, FL 33573

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*247 kWh @ $0.03412/kWh*	$8.43
Fixture & Maintenance Charge	*13 Fixtures*	$215.93
Lighting Pole / Wire	*13 Poles*	$368.16
Lighting Fuel Charge	*247 kWh @ $0.03363/kWh*	$8.31
Storm Protection Charge	*247 kWh @ $0.00559/kWh*	$1.38
Clean Energy Transition Mechanism	*247 kWh @ $0.00043/kWh*	$0.11
Storm Surcharge	*247 kWh @ $0.01230/kWh*	$3.04
Florida Gross Receipt Tax		$0.55
State Tax		$0.64
State Tax		$0.33
Lighting Charges		**$606.88**

Current Month's Electric Charges $606.88

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211020388099
Statement Date: 08/29/2025

Service Address: CYPRESS MILLER CREEK PH 1B, RUSKIN, FL 33573

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*570 kWh @ $0.03412/kWh*	$19.45
Fixture & Maintenance Charge	*30 Fixtures*	$498.30
Lighting Pole / Wire	*31 Poles*	$877.92
Lighting Fuel Charge	*570 kWh @ $0.03363/kWh*	$19.17
Storm Protection Charge	*570 kWh @ $0.00559/kWh*	$3.19
Clean Energy Transition Mechanism	*570 kWh @ $0.00043/kWh*	$0.25
Storm Surcharge	*570 kWh @ $0.01230/kWh*	$7.01
Florida Gross Receipt Tax		$1.26
State Tax		$107.47
Lighting Charges		**$1,534.02**

Current Month's Electric Charges **$1,534.02**

Billing information continues on next page →

Sub-Account #: 211022240322
Statement Date: 08/29/2025

Service Address: 7038 OZELLO TRAIL AVE, PMP, RUSKIN, FL 33573-0219

Meter Read

Service Period: 07/04/2025 - 08/04/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	08/04/2025	27,547		26,607		940 kWh	1	32 Days

Charge Details

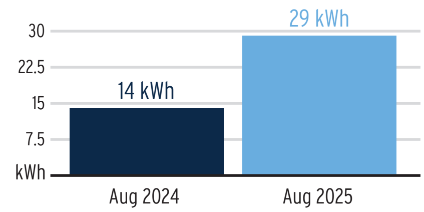
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*940 kWh @ $0.08641/kWh*	$81.23
Fuel Charge	*940 kWh @ $0.03391/kWh*	$31.88
Storm Protection Charge	*940 kWh @ $0.00577/kWh*	$5.42
Clean Energy Transition Mechanism	*940 kWh @ $0.00418/kWh*	$3.93
Storm Surcharge	*940 kWh @ $0.02121/kWh*	$19.94
Florida Gross Receipt Tax		$4.17
Electric Service Cost		**$166.73**
State Tax		$14.09
Total Electric Cost, Local Fees and Taxes		**$180.82**

Current Month's Electric Charges **$180.82**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221006350658
Statement Date: 08/29/2025

Service Address: 7215 CAMP ISLAND AVE, WELL, SUN CITY CENTER, FL 33573

Meter Read

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	07/31/2025	89,314		87,973		1,341 kWh	1	30 Days

Charge Details

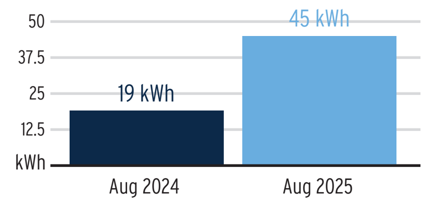
Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*1,341 kWh @ $0.08641/kWh*	$115.88
Fuel Charge	*1,341 kWh @ $0.03391/kWh*	$45.47
Storm Protection Charge	*1,341 kWh @ $0.00577/kWh*	$7.74
Clean Energy Transition Mechanism	*1,341 kWh @ $0.00418/kWh*	$5.61
Storm Surcharge	*1,341 kWh @ $0.02121/kWh*	$28.44
Florida Gross Receipt Tax		$5.69
Electric Service Cost		**$227.73**

Current Month's Electric Charges **$227.73**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221006361218
Statement Date: 08/29/2025

Service Address: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225

Meter Read

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	07/31/2025	18,014		14,485		3,529 kWh	1	30 Days

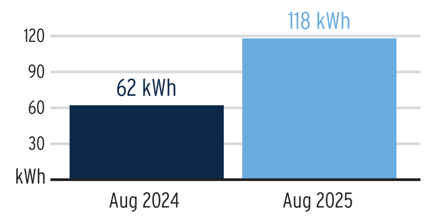
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*3,529 kWh @ $0.08641/kWh*	$304.94
Fuel Charge	*3,529 kWh @ $0.03391/kWh*	$119.67
Storm Protection Charge	*3,529 kWh @ $0.00577/kWh*	$20.36
Clean Energy Transition Mechanism	*3,529 kWh @ $0.00418/kWh*	$14.75
Storm Surcharge	*3,529 kWh @ $0.02121/kWh*	$74.85
Florida Gross Receipt Tax		$14.19
Electric Service Cost		**$567.66**

Current Month's Electric Charges **$567.66**

Avg kWh Used Per Day



Billing information continues on next page →

Sub-Account #: 221007463708
Statement Date: 08/29/2025

Service Address: 3640 19TH AVE NE, MAIN ENTRY, RUSKIN, FL 33573

Meter Read

Service Period: 07/04/2025 - 08/04/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	08/04/2025	4,268		4,162		106 kWh	1	32 Days

Charge Details

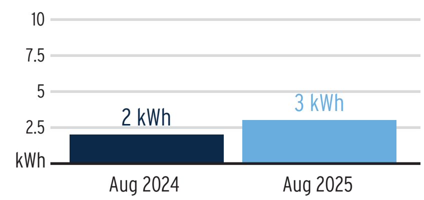
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*106 kWh @ $0.08641/kWh*	$9.16
Fuel Charge	*106 kWh @ $0.03391/kWh*	$3.59
Storm Protection Charge	*106 kWh @ $0.00577/kWh*	$0.61
Clean Energy Transition Mechanism	*106 kWh @ $0.00418/kWh*	$0.44
Storm Surcharge	*106 kWh @ $0.02121/kWh*	$2.25
Florida Gross Receipt Tax		$0.93
Electric Service Cost		**$37.14**
State Tax		$3.14
Total Electric Cost, Local Fees and Taxes		**$40.28**

Current Month's Electric Charges **$40.28**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221007640941
Statement Date: 08/29/2025

Service Address: 3640 19TH AVE NE, SIGN, RUSKIN, FL 33573

Meter Read

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	07/31/2025	767		700		67 kWh	1	30 Days

Charge Details

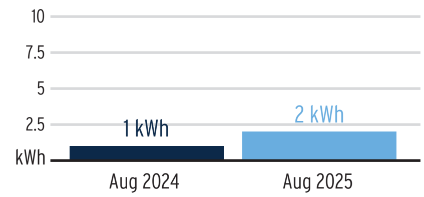
Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*67 kWh @ $0.08641/kWh*	$5.79
Fuel Charge	*67 kWh @ $0.03391/kWh*	$2.27
Storm Protection Charge	*67 kWh @ $0.00577/kWh*	$0.39
Clean Energy Transition Mechanism	*67 kWh @ $0.00418/kWh*	$0.28
Storm Surcharge	*67 kWh @ $0.02121/kWh*	$1.42
Florida Gross Receipt Tax		$0.74
Electric Service Cost		**$29.79**
State Tax		$2.52
Total Electric Cost, Local Fees and Taxes		**$32.31**

Current Month's Electric Charges **$32.31**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007706890
Statement Date: 08/29/2025

Service Address: 3640 19TH AV NE, CRNR ICON, RUSKIN, FL 33570

Meter Read

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	07/31/2025	0		0		0 kWh	1	30 Days

Charge Details

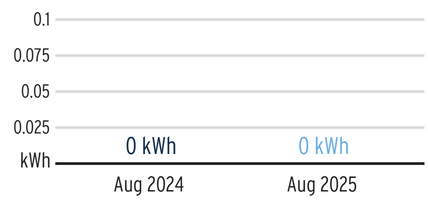
Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Florida Gross Receipt Tax		$0.48
Electric Service Cost		**$19.38**
State Tax		$1.64
Total Electric Cost, Local Fees and Taxes		**$21.02**

Current Month's Electric Charges **$21.02**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221007832001
Statement Date: 08/29/2025

Service Address: CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*304 kWh @ $0.03412/kWh*	$10.37
Fixture & Maintenance Charge	*16 Fixtures*	$265.76
Lighting Pole / Wire	*16 Poles*	$453.12
Lighting Fuel Charge	*304 kWh @ $0.03363/kWh*	$10.22
Storm Protection Charge	*304 kWh @ $0.00559/kWh*	$1.70
Clean Energy Transition Mechanism	*304 kWh @ $0.00043/kWh*	$0.13
Storm Surcharge	*304 kWh @ $0.01230/kWh*	$3.74
Florida Gross Receipt Tax		$0.67
State Tax		$56.19
Lighting Charges		**$801.90**

Current Month's Electric Charges $801.90

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008279970
Statement Date: 08/29/2025

Service Address: 4600 W CYPRESS ST, TAMPA, FL 33607

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*988 kWh @ $0.03412/kWh*	$33.71
Fixture & Maintenance Charge	*52 Fixtures*	$863.72
Lighting Pole / Wire	*52 Poles*	$1472.64
Lighting Fuel Charge	*988 kWh @ $0.03363/kWh*	$33.23
Storm Protection Charge	*988 kWh @ $0.00559/kWh*	$5.52
Clean Energy Transition Mechanism	*988 kWh @ $0.00043/kWh*	$0.42
Storm Surcharge	*988 kWh @ $0.01230/kWh*	$12.15
Florida Gross Receipt Tax		$2.18
Franchise Fee		$158.74
Municipal Public Service Tax		$6.56
State Tax		$196.01
Lighting Charges		**$2,784.88**

Current Month's Electric Charges **$2,784.88**

Billing information continues on next page →

Sub-Account #: 221008607857
Statement Date: 08/29/2025

Service Address: 6924 KING CREEK DR, RUSKIN, FL 33573-0217

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	07/31/2025	26,605		24,951		1,654 kWh	1	30 Days

Charge Details

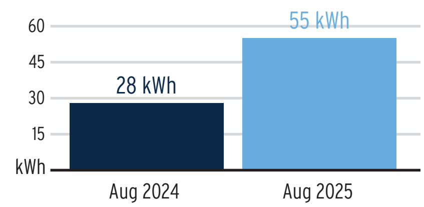
Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*1,654 kWh @ $0.08641/kWh*	$142.92
Fuel Charge	*1,654 kWh @ $0.03391/kWh*	$56.09
Storm Protection Charge	*1,654 kWh @ $0.00577/kWh*	$9.54
Clean Energy Transition Mechanism	*1,654 kWh @ $0.00418/kWh*	$6.91
Storm Surcharge	*1,654 kWh @ $0.02121/kWh*	$35.08
Florida Gross Receipt Tax		$6.91
Electric Service Cost		**$276.35**
State Tax		$23.35
Total Electric Cost, Local Fees and Taxes		**$299.70**

Current Month's Electric Charges **$299.70**

Total Current Month's Charges **$11,495.78**

Avg kWh Used Per Day



TampaElectric.com

CYPRESS MILL COMMUNITY DEVELOPMENT
7306 OZELLO TRAIL AVE,
RUSKIN, FL 33573-0174

Statement Date: October 03, 2025

Amount Due: **$11,121.06**

Due Date: October 17, 2025
Account #: 321000025825

DO NOT PAY. Your account will be drafted on October 17, 2025

Account Summary

Previous Amount Due	$11,494.81
Payment(s) Received Since Last Statement	-$11,495.78
Credit Balance After Payments and Credits	-$0.97
Current Month's Charges	**$11,122.03**
Amount Due by October 17, 2025	**$11,121.06**

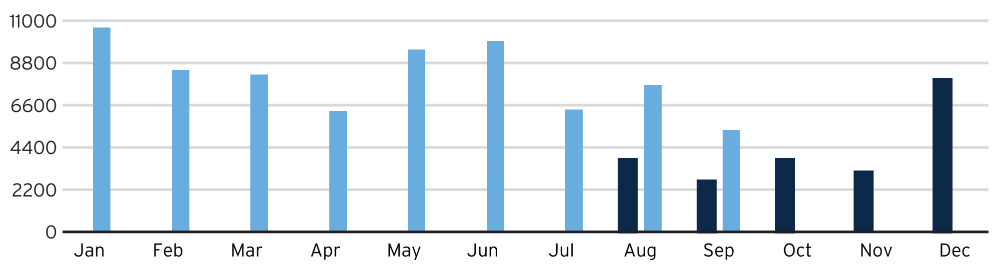
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225	**1,803 KWH**
6924 KING CREEK DR, RUSKIN, FL 33573-0217	**1,392 KWH**

Scan here to interact with your bill online.

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.

Account #: 321000025825
Due Date: October 17, 2025

Amount Due: **$11,121.06**

Payment Amount: $ ____________

700625003556

Your account will be drafted on October 17, 2025

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 MILL COMMUNITY DEVELOPMENT
7306 OZELLO TRAIL AVE
RUSKIN, FL 33573-0174

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.

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month
Increased | Same | Decreased

Service Address: 3640 19TH AVE NE, LIGHTS, RUSKIN, FL 33573 **Sub-Account Number:** 211017895700

Amount: $3,875.95

Service Address: CYPRESS MILLER CREEK PH 1C1, LIGHTS, RUSKIN, FL 33573 **Sub-Account Number:** 211018054091

Amount: $1,129.51

Service Address: CYPRESS MILLER CREEK PH 1B, RUSKIN, FL 33573 **Sub-Account Number:** 211020388099

Amount: $1,534.02

Service Address: 7038 OZELLO TRAIL AVE, PMP, RUSKIN, FL 33573-0219 **Sub-Account Number:** 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	09/03/2025	28,321		27,547		774 kWh	1	30 Days	**$151.45**

Decreased 17.7%

Service Address: 7215 CAMP ISLAND AVE, WELL, SUN CITY CENTER, FL 33573 **Sub-Account Number:** 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	08/29/2025	90,487		89,314		1,173 kWh	1	29 Days	**$200.98**

Decreased 12.5%

Continued on next page →

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.

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225 **Sub-Account Number:** 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	08/29/2025	19,817		18,014		1,803 kWh	1	29 Days	**$298.86**

▼ 48.9%

Service Address: 3640 19TH AVE NE, MAIN ENTRY, RUSKIN, FL 33573 **Sub-Account Number:** 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	09/03/2025	4,369		4,268		101 kWh	1	30 Days	**$38.03**

▼ 4.7%

Service Address: 3640 19TH AVE NE, SIGN, RUSKIN, FL 33573 **Sub-Account Number:** 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	08/29/2025	832		767		65 kWh	1	29 Days	**$31.28**

▼ 3.0%

Service Address: 3640 19TH AV NE, CRNR ICON, RUSKIN, FL 33570 **Sub-Account Number:** 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	08/29/2025	0		0		0 kWh	1	29 Days	**$20.32**

Service Address: CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573 **Sub-Account Number:** 221007832001

Amount: $801.90

Service Address: 4600 W CYPRESS ST, TAMPA, FL 33607 **Sub-Account Number:** 221008279970

Amount: $2,784.88

Service Address: 6924 KING CREEK DR, RUSKIN, FL 33573-0217 **Sub-Account Number:** 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	08/29/2025	27,997		26,605		1,392 kWh	1	29 Days	**$254.85**

▼ 15.8%

Total Current Month's Charges **$11,122.03**

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211017895700
Statement Date: 09/30/2025

Service Address: 3640 19TH AVE NE, LIGHTS, RUSKIN, FL 33573

Service Period: 08/05/2025 - 09/03/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*1487 kWh @ $0.03412/kWh*	$50.74
Fixture & Maintenance Charge	*77 Fixtures*	$1292.47
Lighting Pole / Wire	*77 Poles*	$2180.64
Lighting Fuel Charge	*1487 kWh @ $0.03363/kWh*	$50.01
Storm Protection Charge	*1487 kWh @ $0.00559/kWh*	$8.31
Clean Energy Transition Mechanism	*1487 kWh @ $0.00043/kWh*	$0.64
Storm Surcharge	*1487 kWh @ $0.01230/kWh*	$18.29
Florida Gross Receipt Tax		$3.28
State Tax		$271.57
Lighting Charges		**$3,875.95**

Current Month's Electric Charges **$3,875.95**

Billing information continues on next page →

Sub-Account #: 211018054091
Statement Date: 09/30/2025

Service Address: CYPRESS MILLER CREEK PH 1C1, LIGHTS, RUSKIN, FL 33573

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*480 kWh @ $0.03412/kWh*	$16.38
Fixture & Maintenance Charge	*8 Fixtures*	$138.00
Lighting Pole / Wire	*8 Poles*	$262.96
Lighting Fuel Charge	*480 kWh @ $0.03363/kWh*	$16.14
Storm Protection Charge	*480 kWh @ $0.00559/kWh*	$2.68
Clean Energy Transition Mechanism	*480 kWh @ $0.00043/kWh*	$0.21
Storm Surcharge	*480 kWh @ $0.01230/kWh*	$5.90
Florida Gross Receipt Tax		$1.06
State Tax		$33.65
State Tax		$45.65
Lighting Charges		**$522.63**

Current Month's Electric Charges **$522.63**

Billing information continues on next page →

Sub-Account #: 211018054091
Statement Date: 09/30/2025

Service Address: CYPRESS MILLER CREEK PH 1C1, LIGHTS, RUSKIN, FL 33573

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*247 kWh @ $0.03412/kWh*	$8.43
Fixture & Maintenance Charge	*13 Fixtures*	$215.93
Lighting Pole / Wire	*13 Poles*	$368.16
Lighting Fuel Charge	*247 kWh @ $0.03363/kWh*	$8.31
Storm Protection Charge	*247 kWh @ $0.00559/kWh*	$1.38
Clean Energy Transition Mechanism	*247 kWh @ $0.00043/kWh*	$0.11
Storm Surcharge	*247 kWh @ $0.01230/kWh*	$3.04
Florida Gross Receipt Tax		$0.55
State Tax		$0.64
State Tax		$0.33
Lighting Charges		**$606.88**

Current Month's Electric Charges $606.88

Billing information continues on next page

Sub-Account #: 211020388099
Statement Date: 09/30/2025

Service Address: CYPRESS MILLER CREEK PH 1B, RUSKIN, FL 33573

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*570 kWh @ $0.03412/kWh*	$19.45
Fixture & Maintenance Charge	*30 Fixtures*	$498.30
Lighting Pole / Wire	*31 Poles*	$877.92
Lighting Fuel Charge	*570 kWh @ $0.03363/kWh*	$19.17
Storm Protection Charge	*570 kWh @ $0.00559/kWh*	$3.19
Clean Energy Transition Mechanism	*570 kWh @ $0.00043/kWh*	$0.25
Storm Surcharge	*570 kWh @ $0.01230/kWh*	$7.01
Florida Gross Receipt Tax		$1.26
State Tax		$107.47
Lighting Charges		**$1,534.02**

Current Month's Electric Charges **$1,534.02**

Billing information continues on next page →

Sub-Account #: 211022240322
Statement Date: 09/30/2025

Service Address: 7038 OZELLO TRAIL AVE, PMP, RUSKIN, FL 33573-0219

Meter Read

Service Period: 08/05/2025 - 09/03/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	09/03/2025	28,321		27,547		774 kWh	1	30 Days

Charge Details

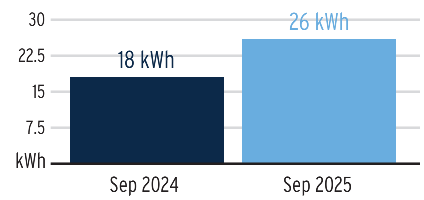
Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*774 kWh @ $0.08641/kWh*	$66.88
Fuel Charge	*774 kWh @ $0.03391/kWh*	$26.25
Storm Protection Charge	*774 kWh @ $0.00577/kWh*	$4.47
Clean Energy Transition Mechanism	*774 kWh @ $0.00418/kWh*	$3.24
Storm Surcharge	*774 kWh @ $0.02121/kWh*	$16.42
Florida Gross Receipt Tax		$3.49
Electric Service Cost		**$139.65**
State Tax		$11.80
Total Electric Cost, Local Fees and Taxes		**$151.45**

Current Month's Electric Charges **$151.45**

Billing information continues on next page

Avg kWh Used Per Day



Sub-Account #: 221006350658
Statement Date: 09/30/2025

Service Address: 7215 CAMP ISLAND AVE, WELL, SUN CITY CENTER, FL 33573

Meter Read

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	08/29/2025	90,487		89,314		1,173 kWh	1	29 Days

Charge Details

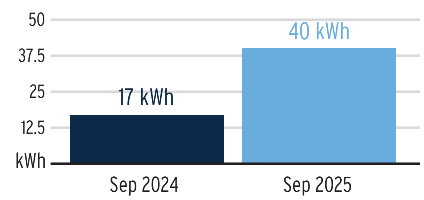
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*1,173 kWh @ $0.08641/kWh*	$101.36
Fuel Charge	*1,173 kWh @ $0.03391/kWh*	$39.78
Storm Protection Charge	*1,173 kWh @ $0.00577/kWh*	$6.77
Clean Energy Transition Mechanism	*1,173 kWh @ $0.00418/kWh*	$4.90
Storm Surcharge	*1,173 kWh @ $0.02121/kWh*	$24.88
Florida Gross Receipt Tax		$5.02
Electric Service Cost		**$200.98**

Current Month's Electric Charges **$200.98**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221006361218
Statement Date: 09/30/2025

Service Address: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225

Meter Read

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	08/29/2025	19,817		18,014		1,803 kWh	1	29 Days

Charge Details

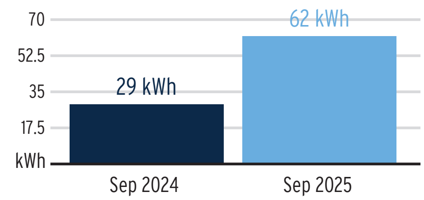
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*1,803 kWh @ $0.08641/kWh*	$155.80
Fuel Charge	*1,803 kWh @ $0.03391/kWh*	$61.14
Storm Protection Charge	*1,803 kWh @ $0.00577/kWh*	$10.40
Clean Energy Transition Mechanism	*1,803 kWh @ $0.00418/kWh*	$7.54
Storm Surcharge	*1,803 kWh @ $0.02121/kWh*	$38.24
Florida Gross Receipt Tax		$7.47
Electric Service Cost		**$298.86**

Current Month's Electric Charges **$298.86**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221007463708
Statement Date: 09/30/2025

Service Address: 3640 19TH AVE NE, MAIN ENTRY, RUSKIN, FL 33573

Meter Read

Service Period: 08/05/2025 - 09/03/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	09/03/2025	4,369		4,268		101 kWh	1	30 Days

Charge Details

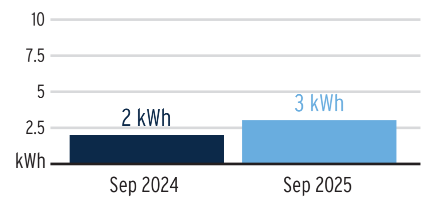
Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*101 kWh @ $0.08641/kWh*	$8.73
Fuel Charge	*101 kWh @ $0.03391/kWh*	$3.42
Storm Protection Charge	*101 kWh @ $0.00577/kWh*	$0.58
Clean Energy Transition Mechanism	*101 kWh @ $0.00418/kWh*	$0.42
Storm Surcharge	*101 kWh @ $0.02121/kWh*	$2.14
Florida Gross Receipt Tax		$0.88
Electric Service Cost		**$35.07**
State Tax		$2.96
Total Electric Cost, Local Fees and Taxes		**$38.03**

Current Month's Electric Charges $38.03

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221007640941
Statement Date: 09/30/2025

Service Address: 3640 19TH AVE NE, SIGN, RUSKIN, FL 33573

Meter Read

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	08/29/2025	832		767		65 kWh	1	29 Days

Charge Details

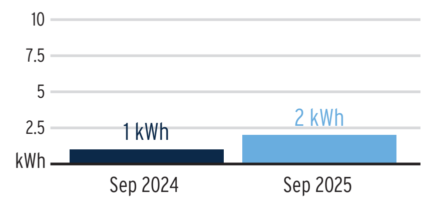
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*65 kWh @ $0.08641/kWh*	$5.62
Fuel Charge	*65 kWh @ $0.03391/kWh*	$2.20
Storm Protection Charge	*65 kWh @ $0.00577/kWh*	$0.38
Clean Energy Transition Mechanism	*65 kWh @ $0.00418/kWh*	$0.27
Storm Surcharge	*65 kWh @ $0.02121/kWh*	$1.38
Florida Gross Receipt Tax		$0.72
Electric Service Cost		**$28.84**
State Tax		$2.44
Total Electric Cost, Local Fees and Taxes		**$31.28**

Current Month's Electric Charges $31.28

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007706890
Statement Date: 09/30/2025

Service Address: 3640 19TH AV NE, CRNR ICON, RUSKIN, FL 33570

Meter Read

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	08/29/2025	0		0		0 kWh	1	29 Days

Charge Details

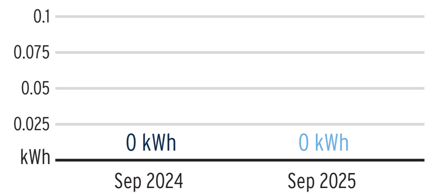
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Florida Gross Receipt Tax		$0.47
Electric Service Cost		**$18.74**
State Tax		$1.58
Total Electric Cost, Local Fees and Taxes		**$20.32**

Current Month's Electric Charges $20.32

Billing information continues on next page

Avg kWh Used Per Day



Sub-Account #: 221007832001
Statement Date: 09/30/2025

Service Address: CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*304 kWh @ $0.03412/kWh*	$10.37
Fixture & Maintenance Charge	*16 Fixtures*	$265.76
Lighting Pole / Wire	*16 Poles*	$453.12
Lighting Fuel Charge	*304 kWh @ $0.03363/kWh*	$10.22
Storm Protection Charge	*304 kWh @ $0.00559/kWh*	$1.70
Clean Energy Transition Mechanism	*304 kWh @ $0.00043/kWh*	$0.13
Storm Surcharge	*304 kWh @ $0.01230/kWh*	$3.74
Florida Gross Receipt Tax		$0.67
State Tax		$56.19
Lighting Charges		**$801.90**

Current Month's Electric Charges **$801.90**

Billing information continues on next page →

Sub-Account #: 221008279970
Statement Date: 09/30/2025

Service Address: 4600 W CYPRESS ST, TAMPA, FL 33607

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*988 kWh @ $0.03412/kWh*	$33.71
Fixture & Maintenance Charge	*52 Fixtures*	$863.72
Lighting Pole / Wire	*52 Poles*	$1472.64
Lighting Fuel Charge	*988 kWh @ $0.03363/kWh*	$33.23
Storm Protection Charge	*988 kWh @ $0.00559/kWh*	$5.52
Clean Energy Transition Mechanism	*988 kWh @ $0.00043/kWh*	$0.42
Storm Surcharge	*988 kWh @ $0.01230/kWh*	$12.15
Florida Gross Receipt Tax		$2.18
Franchise Fee		$158.74
Municipal Public Service Tax		$6.56
State Tax		$196.01
Lighting Charges		**$2,784.88**

Current Month's Electric Charges **$2,784.88**

Billing information continues on next page →

Sub-Account #: 221008607857
Statement Date: 09/30/2025

Service Address: 6924 KING CREEK DR, RUSKIN, FL 33573-0217

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

Service Period: 08/01/2025 - 08/29/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	08/29/2025	27,997		26,605		1,392 kWh	1	29 Days

Charge Details

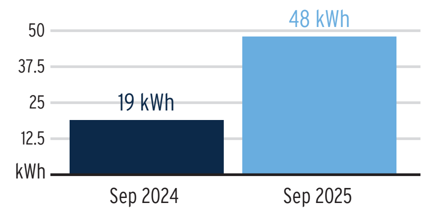
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*1,392 kWh @ $0.08641/kWh*	$120.28
Fuel Charge	*1,392 kWh @ $0.03391/kWh*	$47.20
Storm Protection Charge	*1,392 kWh @ $0.00577/kWh*	$8.03
Clean Energy Transition Mechanism	*1,392 kWh @ $0.00418/kWh*	$5.82
Storm Surcharge	*1,392 kWh @ $0.02121/kWh*	$29.52
Florida Gross Receipt Tax		$5.87
Electric Service Cost		**$234.99**
State Tax		$19.86
Total Electric Cost, Local Fees and Taxes		**$254.85**

Current Month's Electric Charges $254.85

Total Current Month's Charges $11,122.03

Avg kWh Used Per Day



PO Box 3485
Apollo Beach, FL 33572
813-322-5270

Invoice #28359 10/01/2025

DUE ON 10/15/2025

Cypress Mill CDD
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE ADDRESS
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE DATES	TITLE	QTY	PRICE	AMOUNT
10/01/2025 - 10/31/2025	**Pool - Commerical Pool Service - SS (HOA)**	1	$1,750.00	$1,750.00
	Splash Pad - Commerical Pool Service - SS (HOA)	1	$0.00	$0.00

Subtotal	$1,750.00
Taxable Subtotal	$0.00
Discount	$0.00
Tax	$0.00
TOTAL	**$1,750.00**
BALANCE DUE	$1,750.00

Call the office at 813-322-5270 to enroll in our new AUTO-PAY system. Access your customer portal by visiting https://aspsouthshorefl.poolbrain.com

We appreciate your business and prompt payment

PO Box 3485
Apollo Beach, FL 33572
813-322-5270

Invoice #28783 10/09/2025

DUE ON 10/13/2025

Cypress Mill CDD
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE ADDRESS
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE DATES		QTY	PRICE	AMOUNT
10/06/2025	**STENNER PUMPS Classic 45 Series Single Head Adjustable Output Pump 50GPD 1/4" Tubing 120V** Provides reliable chemical feeding for commercial swimming pools.	1	$608.09	$608.09
	Labor	1	$150.00	$150.00

Subtotal	$758.09
Taxable Subtotal	$758.09
Discount	$0.00
Tax Hillsborough-2025 (7.50%)	$56.86

TOTAL **$814.95**
BALANCE DUE $814.95

Payment Terms:
Unless otherwise stated, payment is due within 15 days of the invoice date for maintenance and due upon receipt for repairs. A $25 late fee will be assessed on all invoices that are more than 15 days past due.

Auto-Pay Enrollment:
Call our office at 813-322-5270 to enroll in our AUTO-PAY system for convenient, worry-free billing.

Customer Portal:
Access your account at: https://aspsouthshorefl.poolbrain.com

We Appreciate Your Business:
Thank you for choosing ASP – America's Swimming Pool Company. We value your trust and your prompt payment helps us continue to provide the highest quality service.

PO Box 3485
Apollo Beach, FL 33572
813-322-5270

Invoice #28817 10/17/2025

DUE ON 10/31/2025

Cypress Mill CDD
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE ADDRESS
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE DATES		QTY	PRICE	AMOUNT
10/05/2025	**Service Call**	1	$85.00	$85.00

Subtotal	$85.00
Taxable Subtotal	$0.00
Discount	$0.00
Tax	$0.00
TOTAL	**$85.00**
BALANCE DUE	$85.00

Payment Terms:
Unless otherwise stated, payment is due within 15 days of the invoice date for maintenance and due upon receipt for repairs. A $25 late fee will be assessed on all invoices that are more than 15 days past due.

Auto-Pay Enrollment:
Call our office at 813-322-5270 to enroll in our AUTO-PAY system for convenient, worry-free billing.

Customer Portal:
Access your account at: https://aspsouthshorefl.poolbrain.com

We Appreciate Your Business:
Thank you for choosing ASP – America's Swimming Pool Company. We value your trust and your prompt payment helps us continue to provide the highest quality service.

PO Box 3485
Apollo Beach, FL 33572
813-322-5270

Invoice #28421 09/03/2025

DUE ON 09/17/2025

PAST DUE

Cypress Mill CDD
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE ADDRESS
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE DATES		QTY	PRICE	AMOUNT
09/03/2025	**Labor**	1	$150.00	$150.00

Subtotal	$150.00
Taxable Subtotal	$150.00
Discount	$0.00
Tax Hillsborough-2025 (7.50%)	$11.25
TOTAL	**$161.25**
BALANCE DUE	$161.25

Call the office at 813-322-5270 to enroll in our new AUTO-PAY system. Access your customer portal by visiting https://aspsouthshorefl.poolbrain.com

We appreciate your business and prompt payment

	Crofton's Plumbing, Inc. **PO Box 5005, Sun City Center, Florida 33571** **United States** **(813) 633-8923** **CFC1429356**	**Invoice** 62678888 **Invoice Date** 10/9/2025 **Completed Date** 10/9/2025 **Technicians** Dewey Martin Jamari **Customer PO** **Payment Term** Due Upon Receipt **Due Date** 10/9/2025

Billing Address
Inframark
2654 Cypress Ridge Boulevard #STE 101
Zephyrhills, FL 33544 USA

Job Address
Cypress Mill CDD 15231 Miller
15231 Miller Creek Dr
Sun City Center, FL 33573 USA

Description of Work

Please see description for full scope of work.
10/9 work completed. Pictures attached

Task #	Description	Quantity	Your Price	Your Total
SPMP-120	Plumbers will dig up area where the existing drain is installed in pool pump area. We will remove the old drain box & install a new Rhino catch basin with pump underground. Plumber will then run a drain line inside the pool pump area, running under the fence, tying into the existing french drain outside of the fenced area going to the sidewalk. Plumbers will test pump & drain. Upon completion we will backfill & cleanup the area. The community may need to bring in more rock in fenced area after work is completed. Price includes materials & labor. Does not include any unforeseen circumstances or landscaping.	1.00	$3,975.00	$3,975.00

Sub-Total	$3,975.00
Tax	$0.00
Total Due	$3,975.00
Balance Due	$3,975.00

Thank you for choosing Crofton's Plumbing, Inc.

****REVIEWS ARE VERY IMPORTANT FOR LOACALLY OWNED BUSINESSES. IF YOU WERE SATISFIED WITH THE SERVICE PROVIDED, PLEASE SCAN THE QR CODE BELOW AND LEAVE A GOOGLE REVIEW.****

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. Payments by credit card will have an additional $4.95 processing fee.

10/9/2025
I find and agree that all work performed by Crofton's Plumbing, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

****REVIEWS ARE VERY IMPORTANT FOR LOACALLY OWNED BUSINESSES. IF YOU WERE SATISFIED WITH THE SERVICE PROVIDED, PLEASE SCAN THE QR CODE BELOW AND LEAVE A GOOGLE REVIEW.****

10/9/2025

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Crofton's Plumbing & Drain Solutions, Inc.

2 Business name/disregarded entity name, if different from above
Howie's Plumbing, Inc.

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ ________

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) ________

Exemption from FATCA reporting code (if any) ________

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions. PO Box 5005

Requester's name and address (optional)

6 City, state, and ZIP code Sun City Center, Fl 33571

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number
01 – 0633281

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ April Kerbow Date ▶ 10/1/25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Check Mailed Seperately

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				**Invoice No: 93388**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 12/02/2025: $175.00**

RECEIVED
OCT 06 2025
FLORIDA COMMERCE

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Cypress Mill Community Development District
Mr. Brian Lamb
Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

2. Telephone:	813-397-5120 Ext:
3. Fax:	813-873-7070
4. Email:	brian.lamb@inframark.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	www.cypressmillcdd.com
8. County(ies):	Hillsborough
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	06/13/2018
11. Creation Document on File:	06/13/2018
12. Date Established:	06/13/2018
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Hillsborough County
15. Creation Document(s):	County Ordinance 18-14
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: ______________________ Date 10/07/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:______________________

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: CYPRESS Mill CDD

Board Meeting Date: October 9, 2025

	Name	In Attendance Please X	Paid
1	Anthony Seabrook	x	$200.00
2	Jason Robare	x	$200.00
3	John Zanikos	x	$200.00
4	William Sharpe	x	$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

10/9/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

REVISED 10/9/2025 9:50

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: CYPRESS Mill CDD-workshop

Board Meeting Date: October 8, 2025

	Name	In Attendance Please X	Paid
1	Anthony Seabrook	x	$200.00
2	Jason Robare	x	$200.00
3	John Zanikos	x	$200.00
4	William Sharpe	x	$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

10/9/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

REVISED 10/9/2025 9:06

Crofton's Plumbing, Inc.
PO Box 5005, Sun City Center, Florida 33571
United States
(813) 633-8923
CFC1429356

Invoice	62678888
Invoice Date	10/9/2025
Completed Date	10/9/2025
Technicians	Dewey Martin Jamari
Customer PO	
Payment Term	Due Upon Receipt
Due Date	10/9/2025

Billing Address
Inframark
2654 Cypress Ridge Boulevard #STE 101
Zephyrhills, FL 33544 USA

Job Address
Cypress Mill CDD 15231 Miller
15231 Miller Creek Dr
Sun City Center, FL 33573 USA

Description of Work

Please see description for full scope of work.
10/9 work completed. Pictures attached

Task #	Description	Quantity	Your Price	Your Total
SPMP-120	Plumbers will dig up area where the existing drain is installed in pool pump area. We will remove the old drain box & install a new Rhino catch basin with pump underground. Plumber will then run a drain line inside the pool pump area, running under the fence, tying into the existing french drain outside of the fenced area going to the sidewalk. Plumbers will test pump & drain. Upon completion we will backfill & cleanup the area. The community may need to bring in more rock in fenced area after work is completed. Price includes materials & labor. Does not include any unforeseen circumstances or landscaping.	1.00	$3,975.00	$3,975.00

Sub-Total	$3,975.00
Tax	$0.00
Total Due	$3,975.00
Balance Due	$3,975.00

Thank you for choosing Crofton's Plumbing, Inc.

****REVIEWS ARE VERY IMPORTANT FOR LOACALLY OWNED BUSINESSES. IF YOU WERE SATISFIED WITH THE SERVICE PROVIDED, PLEASE SCAN THE QR CODE BELOW AND LEAVE A GOOGLE REVIEW.****

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. Payments by credit card will have an additional $4.95 processing fee.

10/9/2025
I find and agree that all work performed by Crofton's Plumbing, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

****REVIEWS ARE VERY IMPORTANT FOR LOACALLY OWNED BUSINESSES. IF YOU WERE SATISFIED WITH THE SERVICE PROVIDED, PLEASE SCAN THE QR CODE BELOW AND LEAVE A GOOGLE REVIEW.****

10/9/2025

INFRAMARK

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	

Invoice Number	1162860
Invoice Date	10/8/2025
Due Date	11/7/2025

To: Cypress Mill CDD
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	$4,801.50

Subtotal	$4,801.50
Sales Tax	$0.00
Total	$4,801.50

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:
Account Name : INFRAMARK, LLC
ACH - Bank Routing Number : 111000614 / Account Number 912593196
Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC 08 Oct 2025 09:32:35AM CST

DISTRICT : CYPRESS MILL CDD Go Green! Think before you print.

INVOICE NO. 1162860 - DETAIL

INVOICE DATE: 10/8/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/20/2025	4260199	CYMCDD District Area	General Maintenance; Sidewalk Installation	$0.00	$0.00	$4,801.50	$0.00	$4,801.50	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$4,801.50**	**$0.00**	**$4,801.50**	
				BWO Total	**$0.00**	**$0.00**	**$4,801.50**	**$0.00**	**$4,801.50**	
				Invoice Total	**$0.00**	**$0.00**	**$4,801.50**	**$0.00**	**$4,801.50**	

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
160642	10/8/2025

CUSTOMER ID	NET TERMS
C2296	Due On Receipt

PO#	DUE DATE
	10/8/2025

BILL TO

Cypress Mill CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	772.50		772.50
Dissemination Services	3	Ea	350.00		1,050.00
District Management-	1	Ea	3,536.33		3,536.33
District Management-Clubhouse	1	Ea	13,000.00		13,000.00
Subtotal					**18,358.83**

Subtotal	$18,358.83
Tax	$0.00
Total Due	$18,358.83

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
161792	10/24/2025
CUSTOMER ID	**NET TERMS**
C2296	Due On Receipt
PO#	**DUE DATE**
	10/24/2025

BILL TO

Cypress Mill CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Subtotal					**2.96**

Subtotal	$2.96
Tax	$0.00
Total Due	$2.96

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: CYPRESS Mill CDD

Board Meeting Date: October 9, 2025

	Name	In Attendance Please X	Paid
1	Anthony Seabrook	x	$200.00
2	Jason Robare	x	$200.00
3	John Zanikos	x	$200.00
4	William Sharpe	x	$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

10/9/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

REVISED 10/9/2025 9:50

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: CYPRESS Mill CDD-workshop

Board Meeting Date: October 8, 2025

	Name	In Attendance Please X	Paid
1	Anthony Seabrook	x	$200.00
2	Jason Robare	x	$200.00
3	John Zanikos	x	$200.00
4	William Sharpe	x	$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

10/9/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

REVISED 10/9/2025 9:06

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: CYPRESS Mill CDD

Board Meeting Date: October 9, 2025

	Name	In Attendance Please X	Paid
1	Anthony Seabrook	x	$200.00
2	Jason Robare	x	$200.00
3	John Zanikos	x	$200.00
4	William Sharpe	x	$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

10/9/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

REVISED 10/9/2025 9:50

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: CYPRESS Mill CDD-workshop

Board Meeting Date: October 8, 2025

	Name	In Attendance Please X	Paid
1	Anthony Seabrook	x	$200.00
2	Jason Robare	x	$200.00
3	John Zanikos	x	$200.00
4	William Sharpe	x	$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

10/9/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

REVISED 10/9/2025 9:06

PHANTOM FITNESS SERVICES

INVOICE

18142 Powerline Rd
Dade City FL 33523

CDD - John Shelton [Cypress Mill]
4205 Wild Senna Blvd
Tampa, FL 33619
jshelton@homeriver.com

Description: Invoice

Date: 10/29/2025
INV#10292025-CM
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Labor	1	$ 414.38	$ 414.38
Hardware Replacement	3	$ 85.00	$ 255.00
Elliptical Repairs	2	$ 95.00	$ 190.00
		Subtotal	$ 859.38
		Shipping	$ 62.50
		Tax	Exempt
		Total	$ 921.88

Notes: Repairs complete.

Thank you!

Invoice

#492751D

BILL TO	JOB SITE	QUOTE AMOUNT
Cypress Mill c/o Inframark Management Services 15231 Miller Creek Dr , FL 33573	**Cypress Mill c/o Inframark Management Services** 15231 Miller Creek Dr Sun City Center, FL 33573	**$3,150.00**

DESCRIPTION OF WORK	QUANTITY	PRICE	TAX	TOTAL
Replace Light Niche	1.00	$3,150.00	$0.00	$3,150.00

- Drain pool
- Jackhammer deck/remove pavers/dig behind light
- Cut around and remove light niche
- Install new light niche*
- Patch surface (see patch disclaimer for details)
- Patch deck (if necessary) - we do not provide custom staining or textures (see deck disclaimer)
- 1 year warranty included

**This quote does not include running a new electrical conduit. RRLD will patch conduit if old conduit had previous leaks. RRLD is not responsible for the proper functioning of the light. Please note: Old light assemblies can have moisture in the light which can cause the light to burn out when moved. If light cord cannot* *be pulled out of old conduit, a new conduit will have to be installed and an additional quote will be provided.*

Subtotal:	**$3,150.00**
Tax:	**$0.00**
Total:	**$3,150.00**
50% Deposit*:	**$1,575.00**
Payments:	**$0.00**

Deposit Balance Due Now: **$1,575.00**

** Please note, this 50% deposit is required to begin work. You may pay by calling us with credit card information or by check, received before or on the 1st day of work. The remaining balance is due within 30 days of the completed job.*

Warranties & Disclaimers

Payment is expected within 30 days of invoice. License **#CPC1457457**

Note:
Customer is responsible for refilling water and balancing chemicals. Please monitor water levels for 48 hours. Contact RRLD with any questions or concerns.

Change Order Disclaimer:
A change order will be issued if RRLD discovers any unforeseen or unexpected work not specified above. An additional quote will be issued at that time.

Deck Disclaimer:
RRLD does not offer custom staining or textures. We will make every attempt to match the deck when applying deck patches. If an exact match is desired (color and texture), customer will need to hire a professional deck company to apply the patch.

Patch Disclaimer:
Red Rhino Leak Detection (RRLD) will make every attempt to match the existing surface when applying patches. However, due to variations of the product from the manufacturer and aging of the existing surface, it is impossible to achieve an exact match when patching. Refinishing the entire surface is the only way to ensure a consistent appearance without variation. Therefore, RRLD cannot be held responsible for color and texture variations which are unavoidable when patching.

Sign Deposit Invoice

Please sign and date below for approval and return via email(redrhinocsr@redrhino.com) or fax(561-692-4814). All scheduling is on a first come first serve basis. We will contact you regarding scheduling upon receipt of the signed document

X *Date*

Printed Name

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

SitexAquatics
LAKE & FOUNTAIN SERVICES

Cypress Mill HOA

Bill to

Cypress Mill CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice details

Invoice no.: 10264-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 11 Waterways	1	$1,065.00	$1,065.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			

Total **$1,065.00**

Invoice

Date	Invoice #
9/24/2025	SA-15610

Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cypress Mills CDD
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
1,008	Annuals	2.75		2,772.00
8	Soil/Dirt	25.00		200.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	$2,972.00
Payments/Credits	$0.00
Balance Due	$2,972.00

Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
9/23/2025	SA-15467

**Please make all Checks payable to:
Steadfast Alliance**

Bill To

Cypress Mills CDD
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
1	Floratam Sod	230.00		230.00
5	Labor Share - Maintenance	50.00		250.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	$480.00
Payments/Credits	$0.00
Balance Due	$480.00

Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
10/1/2025	SA-16094

**Please make all Checks payable to:
Steadfast Alliance**

Bill To
Cypress Mills CDD C/O Inframark Management Services 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Ship To
SM1039 Cypress Mills CDD Maintenance Miller Creek Drive Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
1	Landscape Maintenance for the month of September 2025			0.00
1				0.00
1	Landscape Maintenance	10,080.00		10,080.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds	745.00		745.00
1	Irrigation Wet Check	700.00		700.00
1				0.00
1	Addendum #1	0.00		0.00
1				0.00
1	Landscape Maintenance for Passive Parks	1,400.00		1,400.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for Passive Parks	325.00		325.00
1	Irrigation Wet Check	120.00		120.00
1				0.00
1				0.00
1	Landscape Maintenance for new pond banks	360.00		360.00
1				0.00
1	Landscape Maintenance for extended new areas	945.00		945.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for extended new areas.	375.00		375.00
1	Irrigation Wet Check for extended new areas	96.00		96.00
1				0.00
1	Addendum #2	0.00		0.00
1				0.00
1	Landscape Maintenance for Dog Park & Adjacent Common Area	1,025.00		1,025.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	
Payments/Credits	
Balance Due	

Steadfast Alliance
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
10/1/2025	SA-16094

**Please make all Checks payable to:
Steadfast Alliance**

Bill To

Cypress Mills CDD
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for Dog Park & Adjacent Common Area	100.00		100.00
1	Irrigation Wet Check for Dog Park & Adjacent Common Area	50.00		50.00
1				0.00
1	Amenity Center	0.00		0.00
1				0.00
1	Landscape Maintenance for Amenity Center	2,000.00		2,000.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for Amenity Center	250.00		250.00
1	Irrigation Wet Check for Amenity Center	200.00		200.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	$18,771.00
Payments/Credits	$0.00
Balance Due	$18,771.00

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Cypress Mill CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

October 22, 2025
Client: 001503
Matter: 000001
Invoice #: 27365

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	AM	REVIEW STATUS FOR 2026 GENERAL ELECTIONS FOR QUALIFIED ELECTORS.	0.2	$35.00
9/8/2025	MB	REVIEW EMAIL CORRESPONDENCE FROM DISTRICT CHAIR; CONFERENCE CALL WITH DISTRICT CHAIR REGARDING HOA ISSUES, FLOCK AND DISTRICT POOL ISSUES.	0.9	$292.50
9/10/2025	MB	REVIEW DISTRICT AGREEMENTS FOR FLOCK CAMERA SERVICE, POOL MAINTENANCE AGREEMENT WITH ACS AND AGREEMENT FOR SALE AND PURCHASE FOR CYPRESS MILL CLUB; REVIEW BOARD MEETING AGENDA PACKAGE.	1.8	$585.00
9/11/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	2.1	$682.50
		Total Professional Services	5.0	$1,595.00

Total Services	$1,595.00	
Total Disbursements	$0.00	
Total Current Charges		$1,595.00
Previous Balance		$1,985.00
Less Payments		*($1,985.00)*
PAY THIS AMOUNT		**$1,595.00**

Please Include Invoice Number on all Correspondence

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

CYPRESS MILL COMMUNITY DEVELOPMENT
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33573

Statement Date: October 06, 2025

Amount Due: $1,143.53

Due Date: October 27, 2025
Account #: 211030331113

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due	$1,190.01
Payment(s) Received Since Last Statement	-$1,190.01
Current Month's Charges	**$1,143.53**
Amount Due by October 27, 2025	**$1,143.53**

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

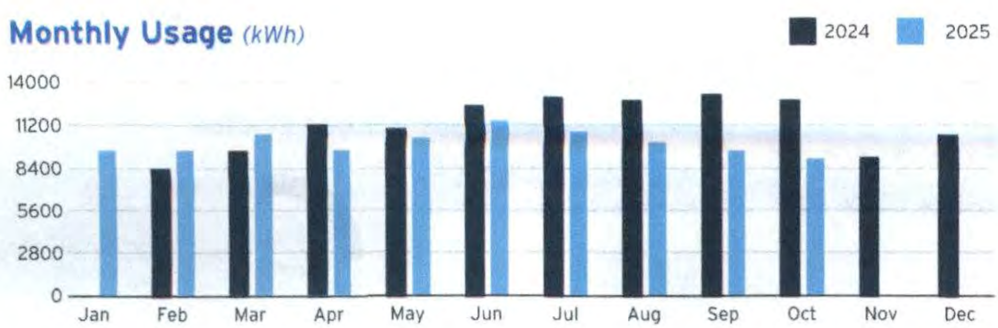
Your Energy Insight

Your average daily kWh used was 29.65% lower than the same period last year.

Your peak billing demand was 6.9% lower than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211030331113
Due Date: October 27, 2025

Amount Due: $1,143.53

Payment Amount: $ ________

678544764834

Your account will be drafted on October 27, 2025

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.

RECEIVED
OCT 10 2025
By________

00004142 FTECO110072507465410 00000 03 00000000 18269 006
CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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:
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33573

Account #: 211030331113
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000755286	09/30/2025	4,050		95,075		8,975 kWh	1	32 Days
1000755286	09/30/2025	27.16		0		27.16 kW	1	32 Days

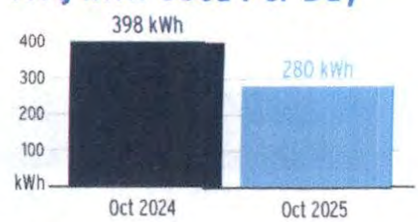
Charge Details

Electric Charges

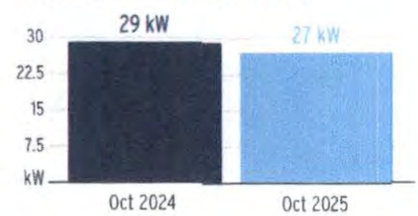
Daily Basic Service Charge	*32 days @ $1.06000*	$33.92
Billing Demand Charge	*27 kW @ $18.07000/kW*	$487.89
Energy Charge	*8,975 kWh @ $0.00773/kWh*	$69.38
Fuel Charge	*8,975 kWh @ $0.03391/kWh*	$304.34
Capacity Charge	*27 kW @ $0.30000/kW*	$8.10
Storm Protection Charge	*27 kW @ $2.08000/kW*	$56.16
Energy Conservation Charge	*27 kW @ $0.93000/kW*	$25.11
Environmental Cost Recovery	*8,975 kWh @ $0.00068/kWh*	$6.10
Clean Energy Transition Mechanism	*27 kW @ $1.15000/kW*	$31.05
Storm Surcharge	*8,975 kWh @ $0.01035/kWh*	$92.89
Florida Gross Receipt Tax		$28.59
Electric Service Cost		**$1,143.53**

Total Current Month's Charges $1,143.53

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.

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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TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

CYPRESS MILL COMMUNITY DEVELOPMENT
7306 OZELLO TRAIL AVE, LIFT STN
RUSKIN, FL 33573-0174

Statement Date: October 06, 2025

Amount Due:	**$154.04**

Due Date: October 27, 2025
Account #: 211032557103

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due	$176.28
Payment(s) Received Since Last Statement	$0.00
Miscellaneous Credits	-$218.32
Credit balance after payments and credits	-$42.04
Current Month's Charges	**$196.08**
Amount Due by October 27, 2025	**$154.04**

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

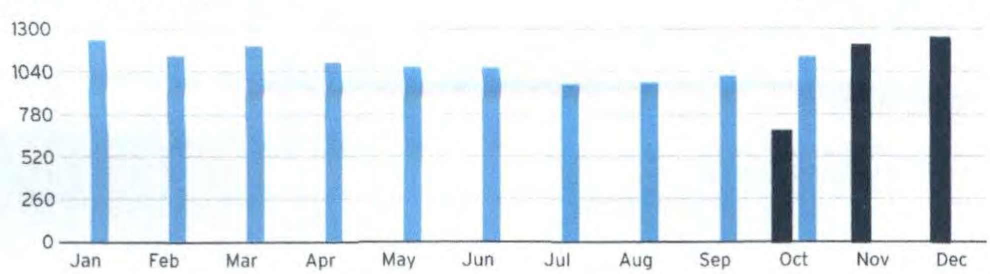
Your Energy Insight

Your average daily kWh used was 16.67% lower than the same period last year.

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

Scan here to view your account online.

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.

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AN EMERA COMPANY

Account #: 211032557103
Due Date: October 27, 2025

Amount Due:	**$154.04**
Payment Amount: $ ________	

645211604514

Your account will be drafted on October 27, 2025

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CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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:
7306 OZELLO TRAIL AVE
LIFT STN, RUSKIN, FL 33573-0174

Account #: 211032557103
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Meter Location: LIFT STATION

Service Period: Aug 30, 2025 - Sep 30, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851610	09/30/2025	74,631		73,502		1,129 kWh	1	32 Days

Charge Details

Electric Charges

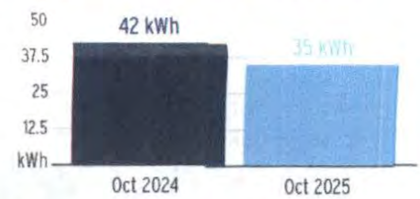
Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*1,129 kWh @ $0.08641/kWh*	$97.56
Fuel Charge	*1,129 kWh @ $0.03391/kWh*	$38.28
Storm Protection Charge	*1,129 kWh @ $0.00577/kWh*	$6.51
Clean Energy Transition Mechanism	*1,129 kWh @ $0.00418/kWh*	$4.72
Storm Surcharge	*1,129 kWh @ $0.02121/kWh*	$23.95
Florida Gross Receipt Tax		$4.90
Electric Service Cost		**$196.08**

Total Current Month's Charges **$196.08**

Miscellaneous Credits

Deposit Refund	-$215.00
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	-$3.32
Total Current Month's Credits	**-$218.32**

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.

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

Ways To Pay Your Bill

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

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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TampaElectric.com

CYPRESS MILL COMMUNITY DEVELOPMENT
7306 OZELLO TRAIL AVE, A
RUSKIN, FL 33573-0174

Statement Date: October 06, 2025

Amount Due:	**$31.09**

Due Date: October 27, 2025
Account #: 211029203471

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due	$27.93
Payment(s) Received Since Last Statement	-$27.93
Current Month's Charges	**$31.09**
Amount Due by October 27, 2025	**$31.09**

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

Your Energy Insight

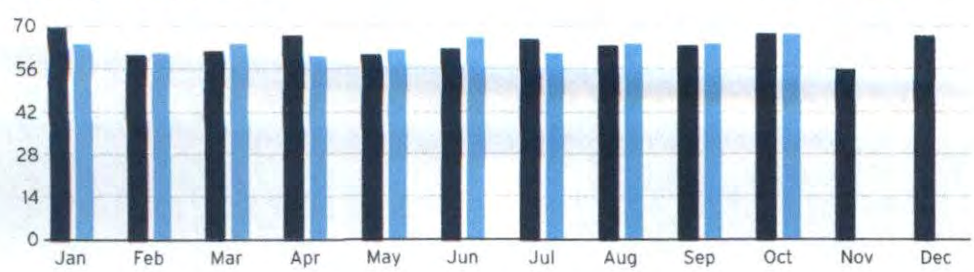
Your average daily kWh used was **0% higher** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*

2024 2025



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

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

Account #: 211029203471
Due Date: October 27, 2025

Amount Due:	**$31.09**
Payment Amount: $ ________	

669902807231

Your account will be drafted on October 27, 2025

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CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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:
7306 OZELLO TRAIL AVE
A, RUSKIN, FL 33573-0174

Account #: 211029203471
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851313	09/30/2025	1,600		1,533		67 kWh	1	32 Days

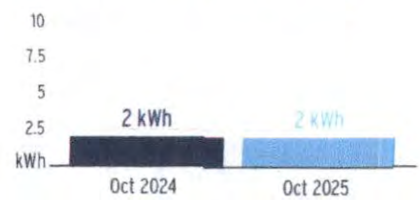
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*67 kWh @ $0.08641/kWh*	$5.79
Fuel Charge	*67 kWh @ $0.03391/kWh*	$2.27
Storm Protection Charge	*67 kWh @ $0.00577/kWh*	$0.39
Clean Energy Transition Mechanism	*67 kWh @ $0.00418/kWh*	$0.28
Storm Surcharge	*67 kWh @ $0.02121/kWh*	$1.42
Florida Gross Receipt Tax		$0.78
Electric Service Cost		**$31.09**

Total Current Month's Charges **$31.09**

Avg kWh Used Per Day



Important Messages

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Tampa, FL 33631-3318
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866-689-6469

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Tampa, FL 33601-0111

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813-275-3909

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CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
CYPRESS MILLER CREEK PH 3, SOLAR
RUSKIN, FL 33573

Statement Date: October 06, 2025

Amount Due:	$2,698.63

Due Date: October 27, 2025
Account #: 221008949291

DO NOT PAY. Your account will be drafted on October 27, 2025

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due	$2,698.63
Payment(s) Received Since Last Statement	-$2,698.63
Current Month's Charges	**$2,698.63**
Amount Due by October 27, 2025	**$2,698.63**

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

Scan here to view your account online.

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

RECEIVED
OCT 10 2025
By__________

Account #: 221008949291
Due Date: October 27, 2025

Amount Due:	$2,698.63
Payment Amount: $ ________	

642742489916

Your account will be drafted on October 27, 2025

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00004144 FTECO110072507465410 00000 03 00000000 18271 002
CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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 MILLER CREEK PH 3
SOLAR, RUSKIN, FL 33573

Account #: 221008949291
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	$0.00
Monthly Charge	$2698.63
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$2,698.63**

Total Current Month's Charges **$2,698.63**

Important Messages

00004144-0009736-Page 2 of 4

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

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MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7905134

000001664 02 SP 106481541036476 P

Cypress Mill CDD
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7905134
Account Number:	241789000
Invoice Date:	09/25/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Cypress Mill CDD
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

.
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (2023 PROJECT) REVENUE FUND

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	$4,256.13

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 MILL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (2023 PROJECT) REVENUE FUND

Invoice Number:	7905134
Account Number:	241789000
Current Due:	$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 241789000
Invoice # 7905134
Attn: Fee Dept St. Paul

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:	7905134
Invoice Date:	09/25/2025
Account Number:	241789000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

.
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (2023 PROJECT) REVENUE FUND

Accounts Included	241789000	241789001	241789002	241789003	241789004	241789005
In This Relationship:	241789006	241789007				

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	$3,950.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				**$3,950.00**
Incidental Expenses 09/01/2025 to 08/31/2026	3,950.00	0.0775		$306.13
Subtotal Incidental Expenses				**$306.13**
TOTAL AMOUNT DUE				**$4,256.13**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: CYPRESS Mill CDD

Board Meeting Date: October 9, 2025

	Name	In Attendance Please X	Paid
1	Anthony Seabrook	x	$200.00
2	Jason Robare	x	$200.00
3	John Zanikos	x	$200.00
4	William Sharpe	x	$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

10/9/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

REVISED 10/9/2025 9:50

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: CYPRESS Mill CDD-workshop

Board Meeting Date: October 8, 2025

	Name	In Attendance Please X	Paid
1	Anthony Seabrook	x	$200.00
2	Jason Robare	x	$200.00
3	John Zanikos	x	$200.00
4	William Sharpe	x	$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

10/9/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

REVISED 10/9/2025 9:06