



Cypress Mill Community Development District

February 12, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 277 956 211 197

PASSCODE: Fo6SX7Hd

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cypress Mill Community Development District

Agenda Page 2

Board

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

Staff

- Alba Sanchez, District Manager
- Michael Broadus, District Counsel
- Todd Amaden, District Engineer
- Christie Fowler, Field Supervisor
- Karen Baker, District Admin
- Jonathan Sciortino, Accountant
- Angela Savinon, On-site Manager

Regular Meeting Agenda

Thursday, February 12, 2026 – 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. Approval of the Agenda**
- 3. Public Comment on Agenda Items (Comments limited to three (3) minutes per speaker)**
- 4. Staff Reports**
 - A. Field Inspection.....Page 4
 - B. District Accountant
 - C. District Counsel
 - D. District Manager
 - i. Steadfast – Cypress Mill Frost Damage Report.....Page 22
 - E. Field Supervisor
 - F. District Engineer
 - G. On-site Manager.....Page 25
- 5. Business Items**
 - A. Discussion and Review of the Clubhouse PolicyPage 27
 - B. Consideration of Dempsey Construction Inc. Proposal #14 Clubhouse Painting ProjectPage 42
 - C. Consideration of Elite Builder Renovation Proposal – Clubhouse Interior PaintingPage 43
 - D. Consideration of Harrison Contracting Company Proposal – Clubhouse Interior PaintingPage 48
 - E. Consideration of Mott's Contracting Services Clubhouse Interior Painting.....Page 51
 - F. Consideration of Admiral Furniture Quote A-54707-00005616 – Replacement of the Cabana Awnings and Curtains.....Page 53
 - G. Consideration of Admiral Furniture Quote A-54665-00005578 – Replacement of Seat Cushions.....Page 55
 - H. Consideration of Triple C Property Solutions LLC Quote #197 - Pool Deck Repair ProjectPage 57

District Office:

Inframark, Community Management Services
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
954-603-0033

Meeting Location:

Inframark
2005 Pan Am Circle
Tampa, Florida 33607

I.	Consideration of Total Pressure Power-Wash & Seal Quote – Paver Repair, Wash, Sand and Seal	Page 59
J.	Consideration of Luxury Pools & Spas Estimate – Pool Deck Repair Option 1	Page 60
K.	Consideration of Luxury Pools & Spas Estimate – Paver Repair Option 2 Full Rebuild.....	Page 65
L.	Cypress Mill Energy Audit Report from TECO.....	Page 71
M.	Consideration of Jellyfish Lighting Estimate #146257.....	Page 80
N.	Consideration of Century Fire Protection Quote #2030212 – Inspection Repair	Page 87
6.	Consent Agenda	
A.	Consideration of the Meeting Minutes on January 8, 2026	Page 91
B.	Acceptance of the January 2026 Check Registers and O&M Report <i>(Under Separate Cover)</i>	Page 94
7.	Board of Supervisors' Requests and Comments	
8.	Public Comments	
9.	Adjournment	

The next regularly scheduled meeting is on Thursday, March 12, 2026, at 9:30 a.m.

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954-603-0033

Meeting Location:

Inframark
2005 Pan Am Circle
Tampa, Florida 33607



Cypress Mill

Wednesday, 21 January 2026

Prepared For Board of Supervisors

26 Items Identified

26 Items Incomplete



Christy Fowler

Inframark

Item 1

Assigned To: Maintenance

Repairs have been made to portions of the basketball court fencing. Some areas remain unsecured and require additional attention.

**Item 2**

Assigned To: Onsite

Photos 1–4:

Raised and shifted pavers observed in multiple areas of the pool deck behind the clubhouse. Paver-related issues noted above are being addressed per Angela and discussed at CDD meeting.

Staining observed on the pool deck. Recommend pressure washing affected areas.

Photo 5:

Pool drain located on the southwest side of the pool deck requires inspection and repair to ensure proper drainage and safety.

Photo 8:

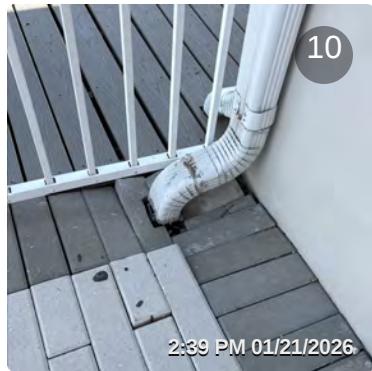
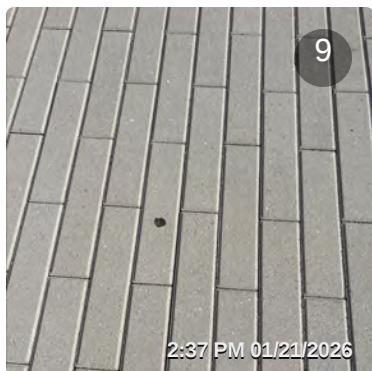
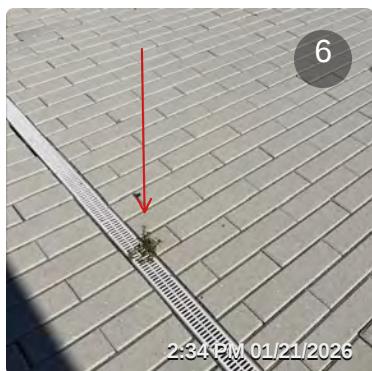
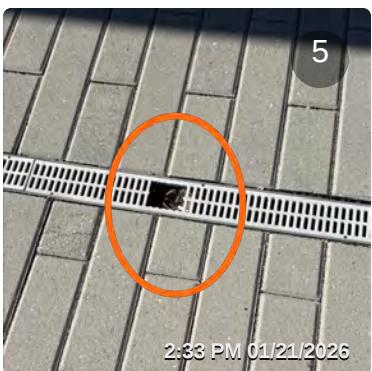
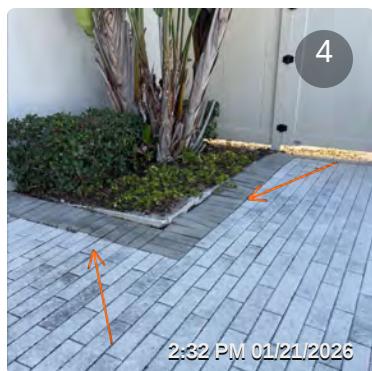
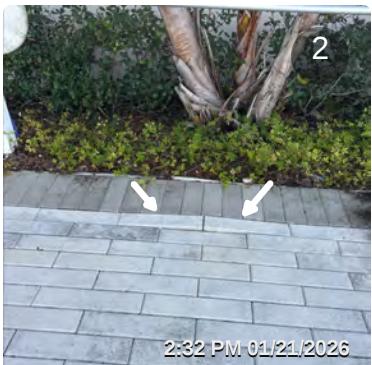
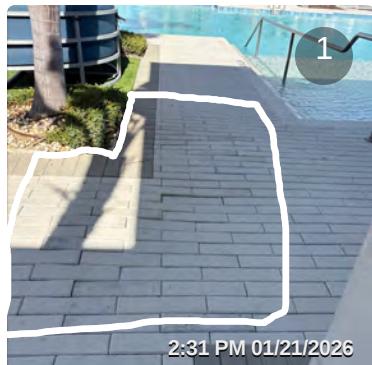
Pavers at the entry ladder area have been previously repaired; however, damaged pavers are present beneath the ladder and additional repairs are needed to ensure stability and safety.

Photo 9:

Gum observed on the pool deck. Recommend removal to maintain cleanliness and appearance.

Photo 10:

Collapsed pavers observed around the gutter downspout. Recommend repair to restore proper support and drainage.

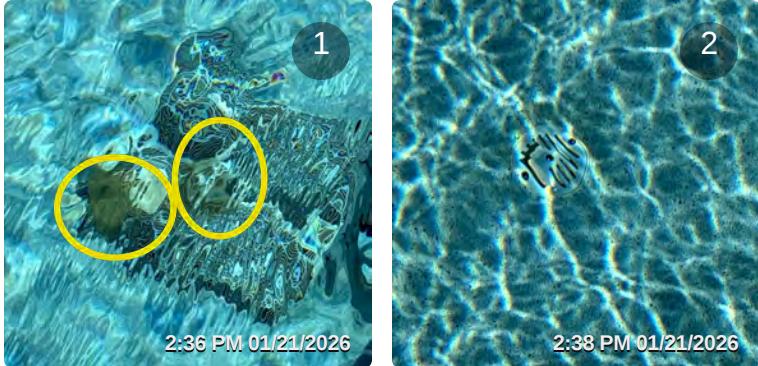


Item 3

Assigned To: ASP

Algae accumulation observed floating on the pool drain. There is a drain inside the pool that has damage and should be repaired to ensure safety.

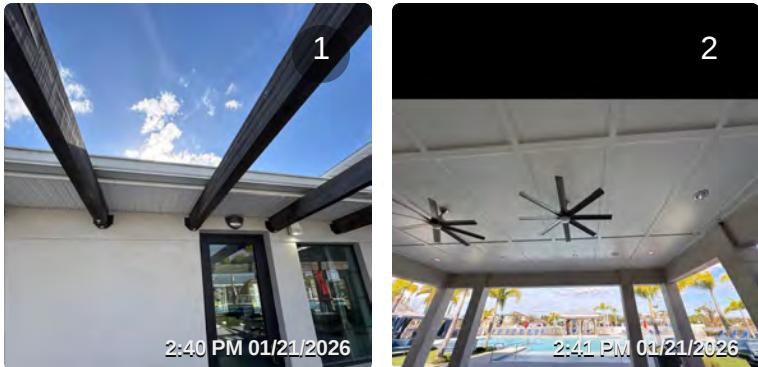
Agenda Page 7



Item 4

Assigned To: Onsite

Insect debris observed on the ceiling. Recommend routine service.



Item 5

Assigned To: Onsite/ Steadfast

Around the Clubhouse – Storm Drain:

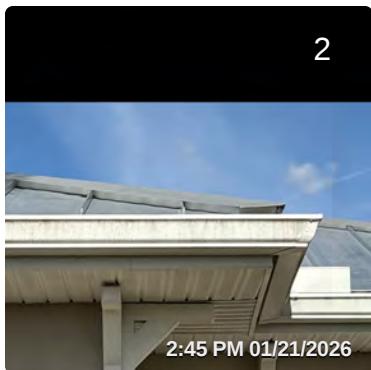
Storm drain is pushing the catch tray out of position. Recommend stabilizing the area, possibly by adding rock or other appropriate material, to prevent movement.

Clubhouse – Eaves and Gutters:

Eaves and gutters on the clubhouse show staining and debris accumulation. Recommend pressure washing to improve appearance and proper drainage.



2:43 PM 01/21/2026



2:45 PM 01/21/2026



2:46 PM 01/21/2026

Item 6

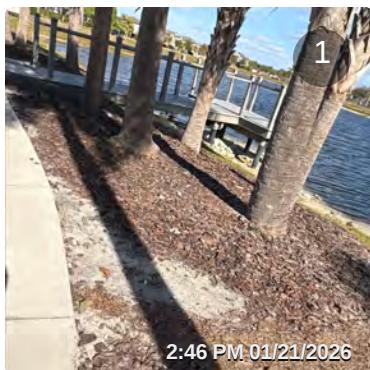
Assigned To: Steadfast

Sidewalk Area:

Mulch is washing away from the sidewalk. Recommend adding a strip of sod along the sidewalk or rock instead to stabilization to prevent migration and maintain a clean appearance.

West Side of Clubhouse – Lighting:

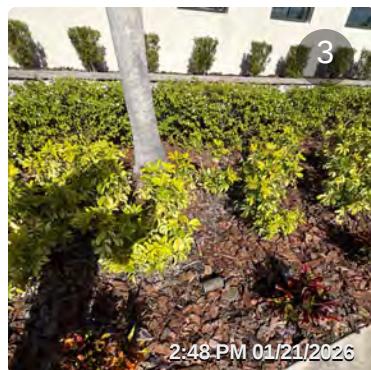
Lights on the west side of the clubhouse are broken or misdirected. Recommend repair and proper adjustment to ensure adequate illumination.



2:46 PM 01/21/2026



2:48 PM 01/21/2026



2:48 PM 01/21/2026

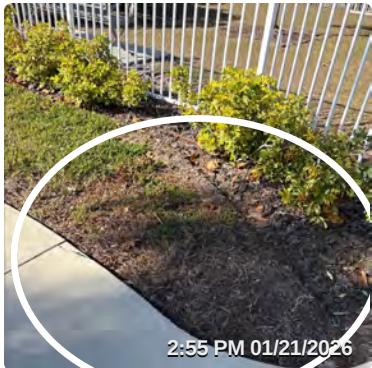


2:53 PM 01/21/2026

Item 7

Assigned To: Steadfast

Disturbed ground observed in the area. Recommend further leveling to achieve a smoother, finished appearance. Please advise on current status.



Item 8

Assigned To: Steadfast

Turf damage observed. Recommend investigating the cause, including checking irrigation and possible pest infiltration.



Item 9

Assigned To: Steadfast

Mulch is missing near the pool pump. Recommend replenishing for aesthetics and weed suppression.



Item 10

Assigned To: Steadfast

Turf weeds observed outside the basketball court. Recommend treatment to improve turf health and appearance.

Item 11

Assigned To: Maintenance

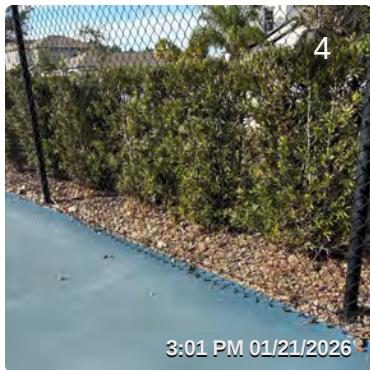
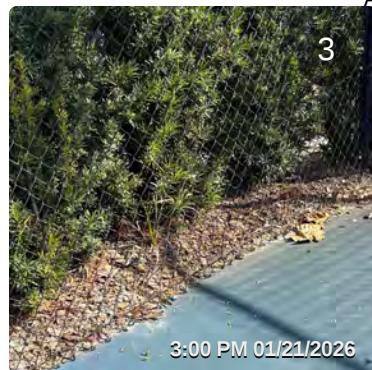
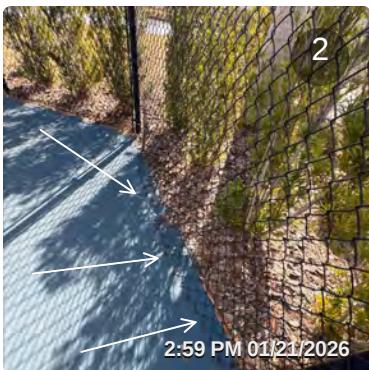
Basketball Court:

Hole observed in the fencing around the basketball court. Recommend repair to restore security and safety.

Pickleball Court:

Fencing at the bottom of the pickleball court is detached in multiple locations. Recommend reattaching and securing to prevent further damage.

I will work with Angela to get these requests submitted for proposal for repairs



Item 12

Assigned To: Steadfast

Mulch is needed around the tree rings by the lake and the pickleball court. Please advise if the Board would like a proposal for this work.



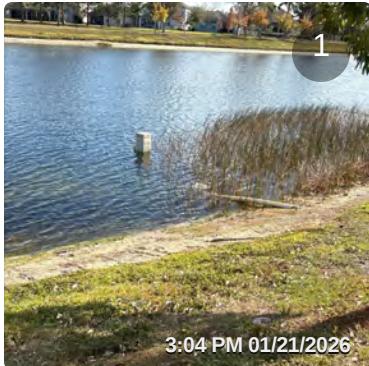
Item 13

Assigned To: Sitex/ Steadfast

Debris present in the pond east of the clubhouse on the north side. Recommend cleanup as needed

Treat grasses within and around the pond bank per recommended management practices.

Mulched trash present. Trash must be picked up before mowing; any mulched debris should be collected as corrective treatment.



Item 14

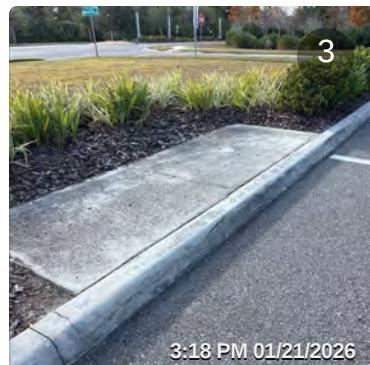
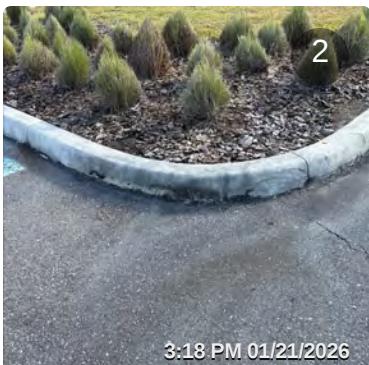
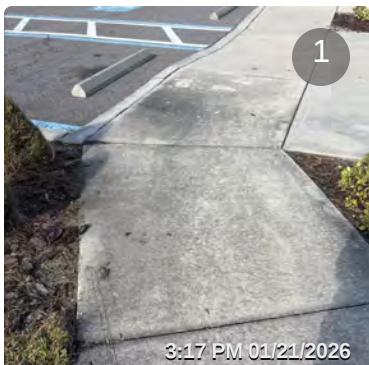
Assigned To: Steadfast

Ant activity noted on the east side of the pool. Recommend scouting each visit and appropriate treatment.

Item 15

Assigned To: Onsite

Staining and buildup observed around the parking lot. Recommend power washing affected areas.



Item 16

Assigned To: Steadfast

Mailbox Area – Turf:

Turf around the mailbox appears stressed. Recommend checking irrigation coverage and operation.

Photo 2 Debris is present along the fence and should be removed.

Photo 3 Fence damage observed. Repairs are needed.

Ornamental Grasses: Photo 6-10

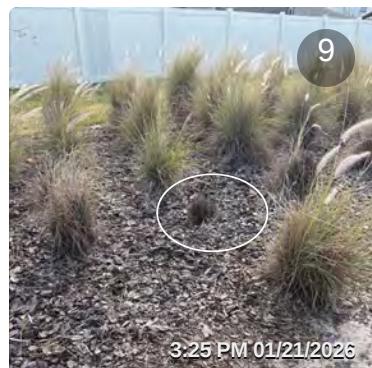
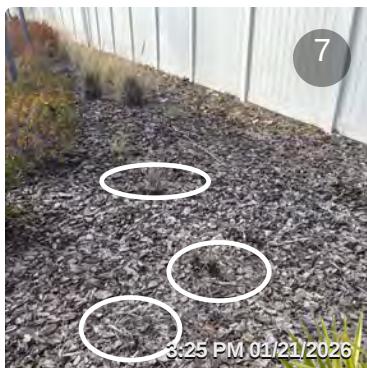
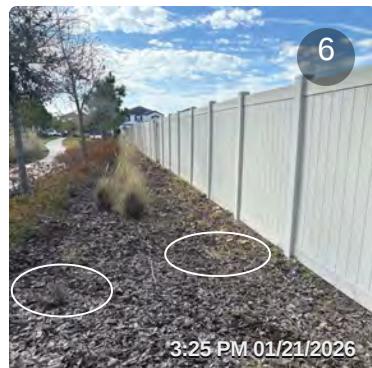
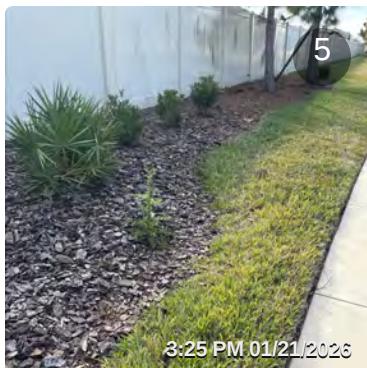
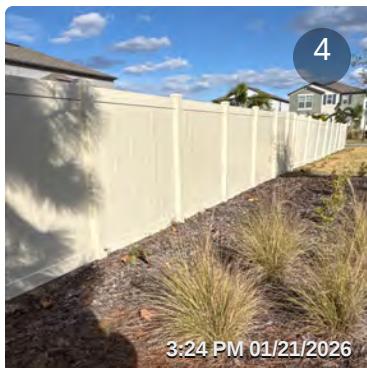
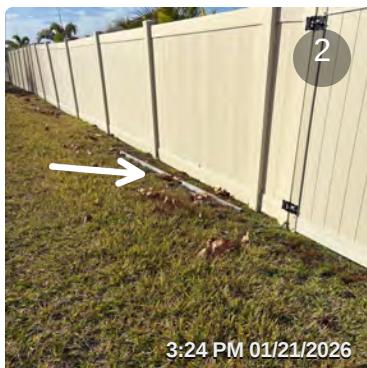
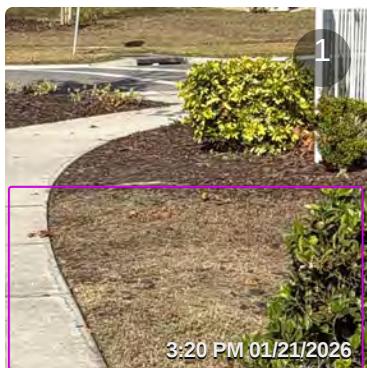
Some ornamental grasses have died out. Recommend removal and replacement, if still under warranty.

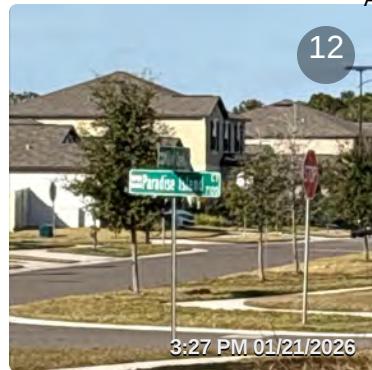
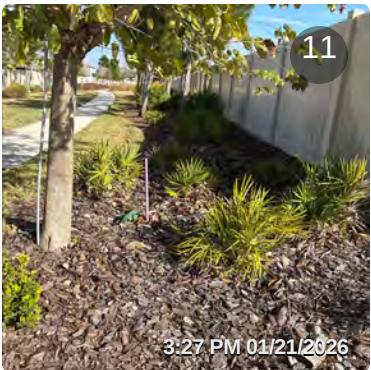
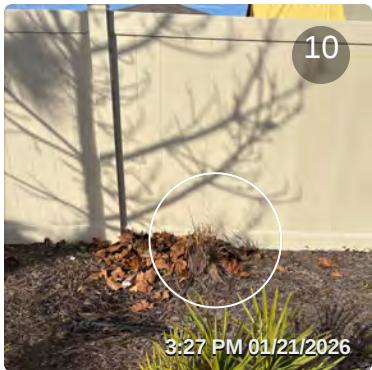
Landscape Beds:

Weeds observed in the planting beds. Recommend routine weed control.

Greenleaf Bay – 7116 Ozello Trail:

Dog waste is being dumped behind the home at 7116 Ozello Trail. Turf in this area is stressed and heavily infested with weeds. Recommend cleanup, evaluation of turf condition, and corrective treatment.





Item 17

Assigned To: Sitex/Steadfast

Pond (between King Creek Dr., Chart Island St., Miller Creek Dr., and Ozello Trail):
Algae and invasive plant growth observed. Recommend treatment as needed.

Pond Perimeter:

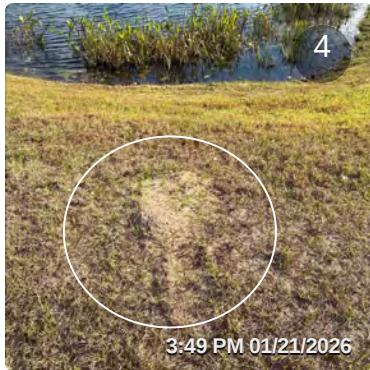
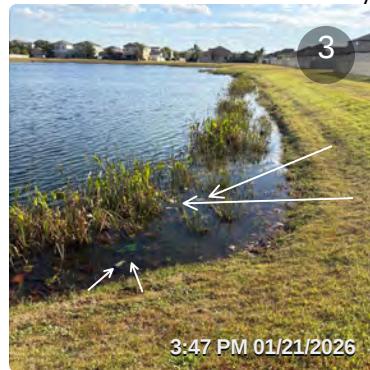
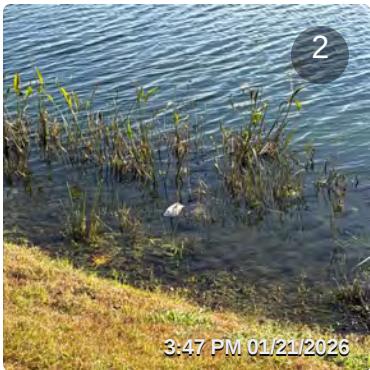
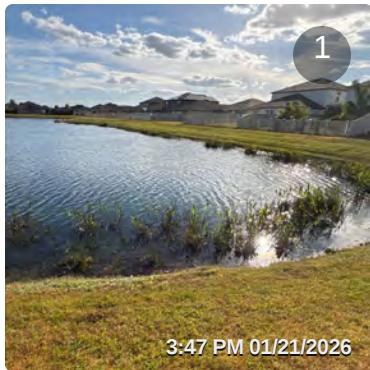
Trash observed around the border of the lake. Recommend removal to maintain appearance and water quality.

Pond Area:

Ant mounds observed. Recommend treatment.

Pine Trees:

Braces remain installed around pine trees. Recommend removal if trees are established and no longer require support.



Item 18

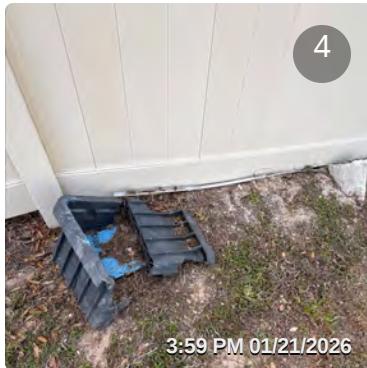
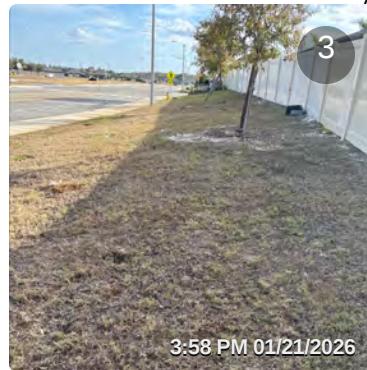
Assigned To: Steadfast

Camp Island entrance (north side on Beth Shield's Wy)

Debris pile observed on Beth Shield's Wy behind the residence at 15706 Charr Island Street as you enter toward the school. Please address as needed.

Trash and loose debris present outside the fence; removal is recommended to maintain site cleanliness and appearance.

Tree rings could be redefined and mulched. Would the board like a proposal for mulch?



Item 19

Assigned To: Steadfast

Beth Shields Way

Turf weeds observed along Beth Shields Way.

Recommendation: Treat turf weeds with appropriate selective herbicides and include this area in the routine weed-control program to prevent recurrence.

Gold Mound plantings showing some decline.

Recommendation: Prune out dead material only. No replacement is required at this time unless further decline is observed.

Dead limbs and dead plant material observed along Beth Shields Way.

Recommendation: Prune and remove dead limbs and remove dead plants. Replace plant material in the spring if still covered under warranty, in accordance with contract specifications.



Item 20

Assigned To: Steadfast

Ant hills observed within tree ring areas along 19th Ave., NE.

Recommendation: Treat ant hills. and monitor activity and re-treat as needed.

Tree rings require mulch installation.

Recommendation: Add mulch to the tree rings to improve soil moisture retention, suppress weeds, and enhance aesthetics. Would the board like estimates for this?

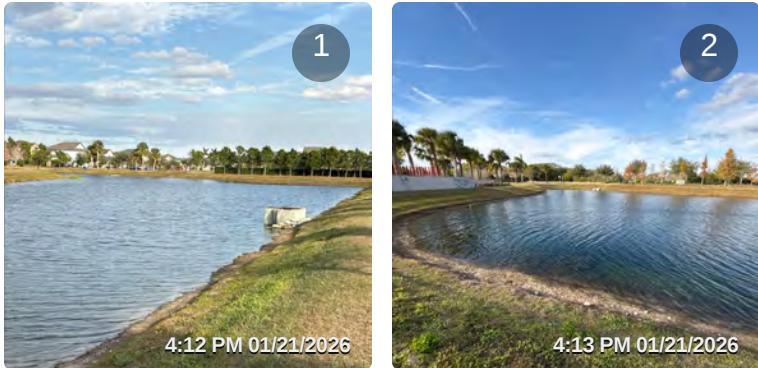


Item 21

Assigned To: Sitex

Pond condition observed at the corner of Cypress Village Boulevard and 19th Ave.

Observation: Pond appears to be in good condition with no visible concerns. Continue routine monitoring and maintenance as scheduled.



Item 22

Assigned To: Sitex

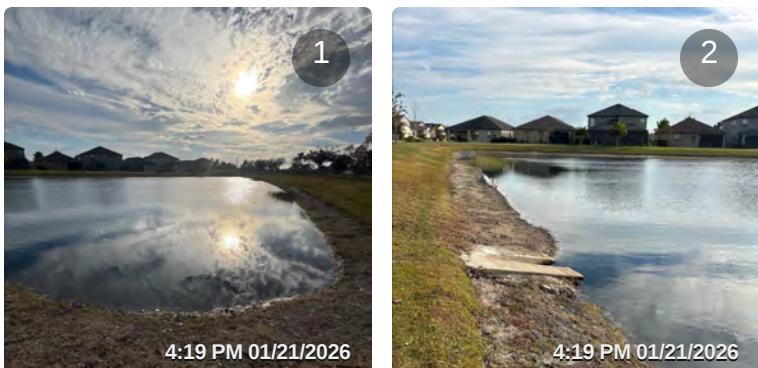
Pond on Buckford Landing Place

Pond condition observed.

Overall, the pond appears to be in good condition.

Trash observed near the pond bank.

Recommendation: Remove trash along the bank during routine maintenance to maintain a clean and safe environment. Continue regular monitoring



Item 23

Assigned To: Steadfast

Shrubs exhibiting signs of decline observed in various areas.

Recommendation: Investigate cause for decline and continue monitoring shrubs for further decline. Remove dead shrubs as needed and replace plant material if covered under warranty, in accordance with contract specifications.

Ants observed along the park area.

Recommendation: Treat ants using appropriate pest-control. Monitor activity and re-treat if necessary.

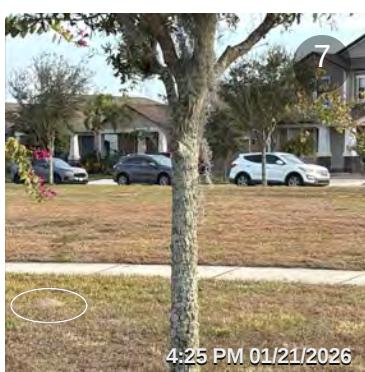
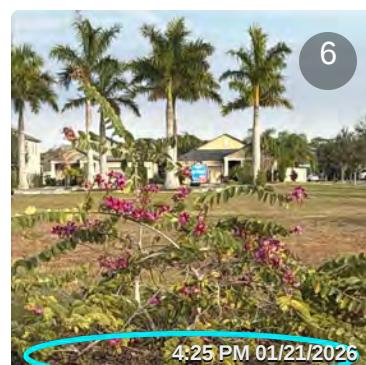
Weeds present in landscape beds and tree rings.

Agenda Page 18

Recommendation: Treat weeds and re-establish tree rings where needed. Apply mulch to improve appearance, reduce weed pressure, and support tree health.

Fence damage observed at Bagley Cove Court; fence planks are down and on the ground.

Recommendation: Repair or replace damaged fence sections and remove loose planks to eliminate safety concerns and restore perimeter integrity.



Item 24

Assigned To: Sitex

Buckford Landing Place / Wash Island Drive

Pond condition observed.

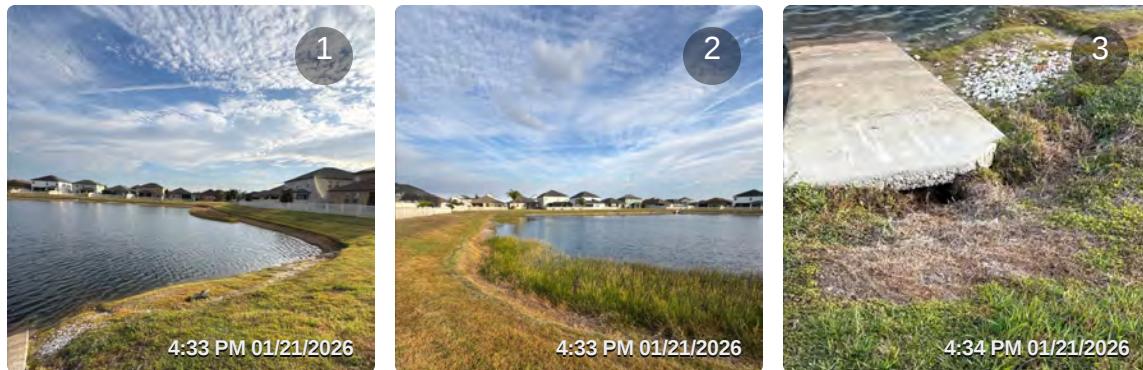
Recommendation: Treat undesirable grasses and vegetation around and within the pond to

Trash observed along the border bed.

Recommendation: Remove all trash during routine maintenance to maintain a clean and aesthetically pleasing pond edge. Continue monitoring to prevent debris accumulation.

Erosion observed beneath the concrete outfall structure (drain).

Recommendation: Assess the erosion under the outfall structure and implement corrective measures, such as soil stabilization, riprap, or other erosion-control methods, to protect the pond bank and maintain structural integrity.



Item 25

Assigned To: Steadfast

Three leaning trees observed on Fern Garden Court.

Recommendation: Evaluate the stability of the leaning trees and take corrective action as needed

Tree stakes require attention.

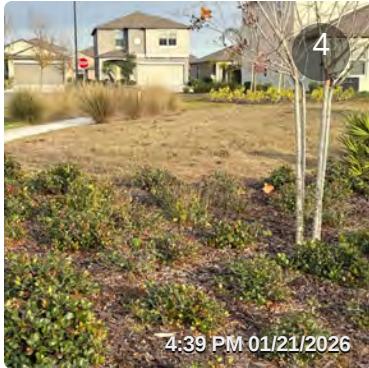
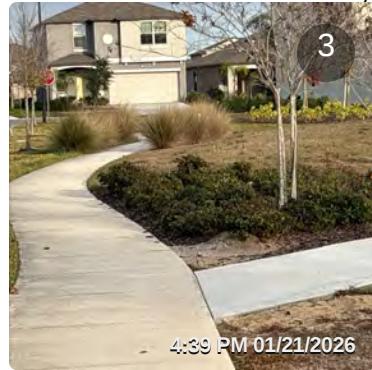
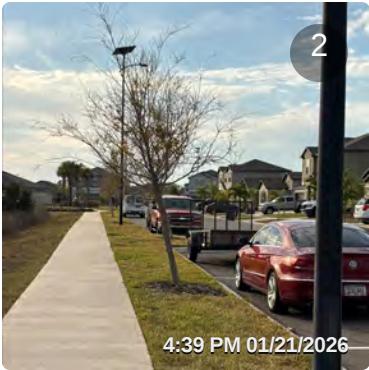
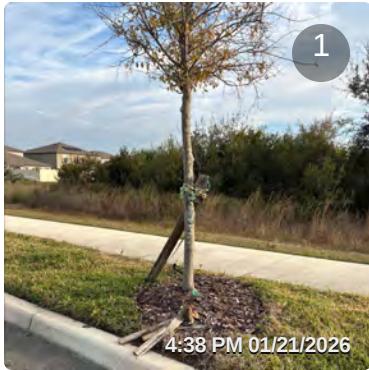
Recommendation: Remove broken and replace if needed.

Ant activity observed in the park area.

Recommendation: Treat mounds. Monitor activity and re-treat if necessary.

Weeds present in the plant beds.

Recommendation: Remove weeds manually or with appropriate herbicides and include these beds in the routine weed-maintenance schedule to maintain a healthy and attractive landscape.



Item 26

Assigned To: Sitex/ Steadfast

Trash observed in and around the lake.

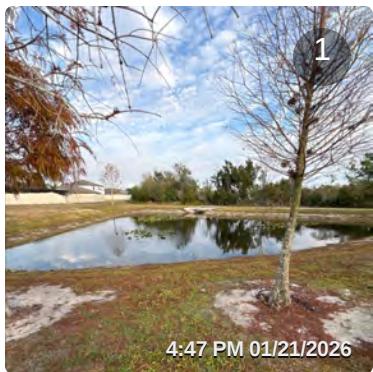
Recommendation: Remove all trash from the lake and surrounding areas during routine maintenance. Continue regular monitoring to prevent debris accumulation.

Tree rings surrounding the lake missing mulch.

Recommendation: Add mulch to all tree rings to improve aesthetics, retain soil moisture, suppress weeds, and reduce ant activity. Ensure mulch is applied at proper depth and kept clear of tree trunks. Would the board like estimates for this?

Undesirable vegetation observed.

Recommendation: Treat undesirable and invasive vegetation both within the pond and along the banks. Monitor regrowth and implement follow-up treatments as needed to maintain a healthy, well-maintained pond and shoreline.





Daily Logs List

Feb 4, 2026

Job: SM1039 Cypress Mills CDD Maintenance

Title: Cypress Mills Frost Damage

Added By: Corey Wilbur

Log Notes:

Last weekend the Cypress Mills area experienced high winds and extremely cold temperatures.

The entrance at Cypress Mills annuals survived well from what it appears, but all plant material will need to be monitored for the next few weeks to find out the prolonged effects of the cold blast. The liriope at the entrance and throughout the property look wilted, but do not show dark colors as a sign of cold burn. The Bougainvillea and Jasmine do not look well at the entrance; the Bougainvillea may have a chance, but this will be determined in the next few weeks.

The medians have a lot of cold burn and wilting in the plant material. The Orchid trees are a little wilted, but should be fine. The Star jasmine and Ficus have a good deal of tip burn and should recover. Older plant material in the medians that appeared to be aging may show more signs of stress in the next couple weeks.

Almost all palms on the property have broken fronds from the wind and/or tip burn on the fronds- all should recover fine.

The pool, playground, and basketball area have suffered a lot of cold damage especially to the Arboricola, and Star Jasmine. The Lantana by the dog park fence is a total loss.

In the parks there is a lot of heavy cold damage to Arboricola and Ixora almost to the point that they are not expected to recover. Many trees in the parks have also lost a lot of foliage and may need time to recover. There are areas of turf that have experienced some stress as well and does not look very good.

This cold weather has caused a lot of unforeseen damage, and with temperatures reaching record lows in areas, we are fortunate to have the plant survival rate we do. These observations are as of this date, and more damage may become more evident in the next few weeks. All properties will be monitored and treated with care to ensure as much plant material survives as possible.

Weather Conditions:

Sunny



66°F

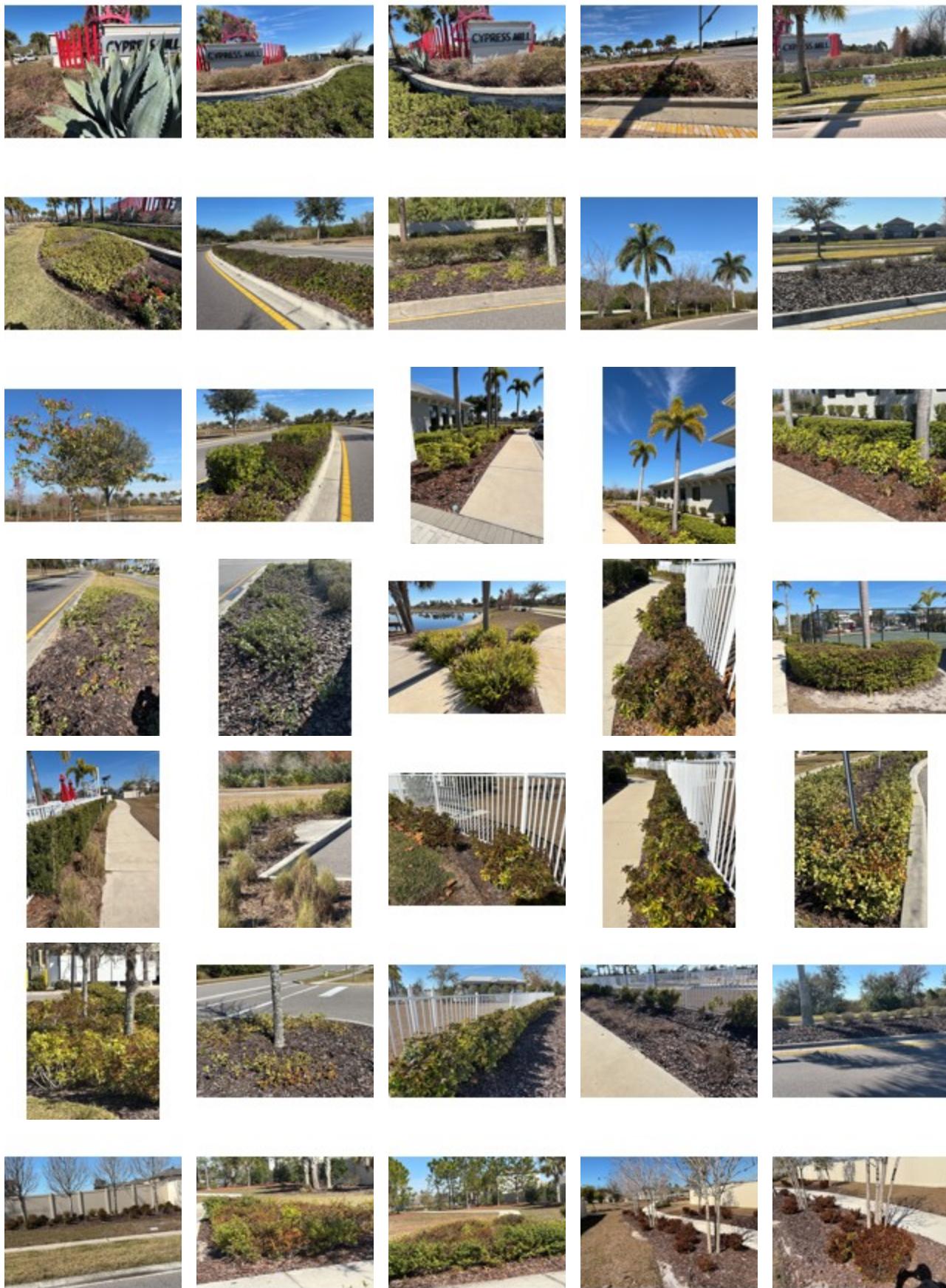
46°F

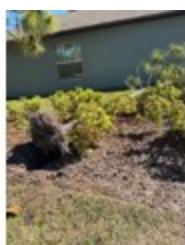
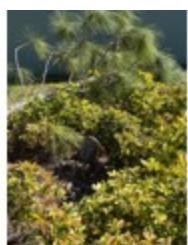
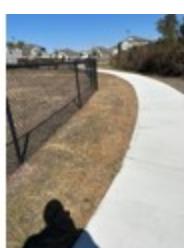
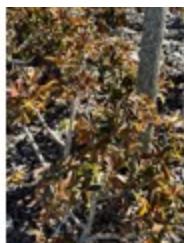
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Total Precip: 0"

Wed, Feb 4, 2026, 3:22 PM





Monthly Manager's Report – Cypress Mill CDD

Cypress Mill Community Development District (CDD)

Cypress Mill Clubhouse
15231 Miller Creek Dr. • Sun City Center, FL • 33573

Operations/Maintenance Updates & Date: January 2026

- Contacted TECO Energy and scheduled an energy audit for January 7th at 10:00 a.m. (Report submitted).
- Spoke with a TECO representative regarding updating service addresses for community light fixtures. (Addressed)
- Scheduled Red Rhino for a follow-up related to a previously repaired pool leak. (Completed)
- ASP performed a black algae test on the community pool. (Completed)
- Completed assigned Inframark training.
- Contacted Steadfast regarding a damaged sprinkler head in front of the clubhouse (addressed).
- Printed a 12-month calendar to be used for clubhouse rental reservation agreements.
- Met with Dempsey Builder to obtain a quote for interior clubhouse painting (Quote submitted to the District Manager).
- Met with Total Pressure Power Wash and Seal regarding pool paver repairs (quote submitted to the District Manager).
- Met with Admiral Furniture to obtain a quote for replacing the cabana awning and cabana curtains. We also discussed replacing the damaged patio seat cushions and back cushions. (Quote submitted to the District Manager.)
- Met with Jordan from Phantom Fitness, who repaired one damaged exercise machine onsite. A part was ordered for the second machine (Pending).
- Met with the Inframark maintenance team and identified areas requiring removal of paint splatter. (Completed)
- Scheduled Jellyfish Lighting to provide a quote for installing permanent lighting at the clubhouse. (Pending)
- Scheduled a walkthrough with Triple C Pressure Washing for pool deck paver repairs.
- Shady Sails is scheduled to install playground shade sails in February. (Pending Installation)
- Met with Clean Rite Pressure Cleaning & Paver Sealing for a quote; they referred Luxury Pools & Spa, and a walkthrough was held with their representative (quotes submitted to the District Manager).

- Emailed Illuminations Holiday Lighting requesting a quote for permanent clubhouse lighting (pending response).
- Scheduled Tampa Holiday Lights to provide a quote for permanent lighting. (Pending Quote)
- Emailed the Inframark maintenance department to request installation of thermostat covers in the clubhouse, installation of light sensor switches throughout the clubhouse, replacement of the photocell, and replacement of light bulbs in the pool deck patio seating area. (Pending)
- Requested the Tax Exempt Certificate from the accountant and submitted it to vendors the clubhouse will be purchasing from. (Completed)
- Met with the Inframark Field Inspector and completed a property walkthrough; several items requiring attention were identified. (clubhouse items corrected)
- Continued researching options to replace damaged lobby furniture.
- Contacted a vendor to schedule inspection of fire extinguishers throughout the clubhouse (pending response).
- Ordered life preserver rings for the pool deck. (Completed)
- Clubhouse soffits were cleaned. (Weekly Maintenance)
- Submitted the managers month-end report to the District Manager and Administrative Assistant.

Projected Maintenance Projects:

- Refurbish pool deck pavers
- Interior Clubhouse Painting

Vendor Site Visits Performing a Service:

- ASP Pools performs cleaning on schedule weekly
- Quarterly maintenance visits
- Steadfast weekly landscape maintenance throughout the property.

Facilities Usage:

- Cypress Mill CDD workshop- December 7th at 6:30pm.
- Mermaid Group- Tuesdays and Fridays 10am

Cypress Mill Community Development District

Recreational Facilities Policies

Updated June 12, 2025

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Cypress Mill Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://www.cypressmillcdd.com/>

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 2 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited by applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Outdoor grilling is prohibited unless at a pre-approved special event. Pre-approval must be received in writing from the District. This includes both gas and charcoal grills, regardless of size.
9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.

10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
21. No fishing or swimming is permitted in any District stormwater ponds.
22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean

those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.

25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.
28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A “**Service Animal**” includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Park Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours.
3. Pool parties are not permitted.
4. The pool or Splash Park is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool or Splash Park.
9. Persons that are ill with diarrhea cannot enter the pool or Splash Park.
10. No glass containers are permitted in the fenced in pool area, Splash Park, or bathrooms.
11. No Food or Beverages are permitted in the pool, Splash Park, or on the wet deck.
12. Patrons and their Guests should shower before entering the pool or Splash Park.
13. The pool furniture may not be reserved and is on a first-come basis for usage.
14. Pool furniture must be kept 10 feet from the pools edge at all times.
15. Pool Furniture should not be removed from the fenced in pool area or Splash Park.
16. Umbrellas must be lowered after use.
17. No profanity, loud noises, harassment, diving, flips, back jumps, running, pushing, rough housing, chicken fighting, horseplay, or other dangerous actions is permitted.
18. No swinging on ladders, fences, or railings is permitted.
19. No skates, skateboards, scooters, or bicycles are permitted within the fenced in pool area or Splash Park.
20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings are permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
21. Swimming lanes must be kept open when in use by lap swimmers, water walking or jogging until 10am daily.
22. Hanging on lane lines or floating lines and interfering with lap-swimming is prohibited. Lane lines or floating lines will be in the pool until at least 10am daily and shall not be disturbed.
23. Chemicals used in the pool or Splash Park may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Community Park Policies

1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.

Fitness Center Policies:

1. Patrons 15 years of age and older are permitted to use the Fitness Center during designated operating hours.
2. Children that are 13 or 14 years of age are allowed under supervision by a parent or adult Patron, 18 years of age or older.
3. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of 13 are allowed in the Fitness Center at any time.
4. Patrons are not allowed to bring Guests to the fitness center.
5. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits (no jeans or swim suits).
6. Food (including chewing gum) is not permitted within the Fitness Center.
7. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
8. Each individual is responsible for wiping off fitness equipment after use.
9. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the Fitness Center.
13. If other individuals are waiting, use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment.
14. Please return weights and other fitness equipment to the proper location after use.
15. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Center.

General Parking Policies:

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
 - b. All vehicles must fit into 1 designated parking spot. Vehicles taking up 2 or more parking spots is strictly prohibited.
5. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws or county regulations governing parking. To the extent that there are any state laws or county regulations which govern the Homeowners' Association, but not the District, those laws or regulations do not apply to this policy.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Parking Areas in accordance with said agreement.
4. The towing operator may patrol the District property for violations of this Policy (commonly referred to as "roam towing").
5. Additionally, the District may maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District property or the Parking Lot.
6. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representatives shall verify that:
 - i. the vehicle or vessel is parked on District Property, and
 - ii. is in violation of the District's Towing Policies.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. Only 1 meeting room is available for rental during regular hours of operation. The meeting rooms may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 6 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first come first serve basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday
Labor Day Weekend
Christmas Day

Memorial Day Weekend
Thanksgiving
New Year's Eve

4th of July
Christmas Eve

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District's policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

- 1. Maximum Rental Duration.** Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)
- 2. Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$250.00; maximum designated occupancy is 30 attendees
non-Patron Rates	\$500.00; maximum designated occupancy is 30 attendees

- 3. Deposit:** A refundable deposit of \$300.00 is required for any rental.
- 4. Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Cypress Mill Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
6. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

8. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable county noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
 - e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.



DEMPSEY CONSTRUCTION INC
525 Terrace Dr. Brandon FL, 33510
(813) 310 – 2594 | CBC:1255753
Jackdempsey.builders@gmail.com
www.dempseyconstruction.builders

Estimate Number	Agenda Page 42
#14	Date
	01/12/2026

<u>Property Address</u> 15231 MILLER CREEK DR, SUN CITY CENTER	<u>Property Owner</u> C/O INFRAMARK
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<u>Contacts</u> Angela Savinon	<u>Contact Number</u> (656) 246-6309	<u>Email Address</u> asavinon@inframark.com
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<u>Work Description</u>	<u>Collection</u>	<u>Price</u>
Flooring and furniture protection throughout the path of travel and working areas. Move the furniture and gym equipment around as needed to paint.		\$180
Carefully clean the old paint splatter from the walls, doors, windows and tile floor in the main entrance foyer.		\$295
Miscellaneous minor drywall repairs throughout the club house before painting.		\$264
Supply and apply Sherwin Williams Super Paint on the walls of the foyer, large common area, indoor kitchen, hallway, gym, front desk room, and office. <i>Customer to approve paint color and sheen.</i>		\$6718
Supply and apply Sherwin Williams Pro Classic white semi-gloss paint on the baseboards, door casings, window casings, and decorative trim in the foyer, large common area, indoor kitchen, hallway, gym, front desk room, and office. <i>Customer to approve paint color and sheen.</i>		\$4079
Supply and apply Sherwin Williams Super paint white flat on the ceilings in the foyer, large common area, indoor kitchen, hallway, gym, front desk room, and office. <i>Customer to approve paint color and sheen.</i>		\$4591
Supply and apply Sherwin Williams Pro Classic white semi-gloss on the doors in the foyer, large common area, indoor kitchen, hallway, gym, front desk room, and office. <i>Customer to approve paint color and sheen.</i>		\$3720
Total Amount		\$19,847.00

The above estimate is based off the initial visual inspection of the desired work and does not cover any unforeseen circumstances. Labor and or services not listed on this estimate is subject to additional charges or fees

Elite Builder Renovation



Tampa, FL
951-525-9017
elitebuilderrenovation.com
elitebuilderrenovations@gmail.com

Customer Information

Date: 01/23/2026

Name: Angela Savinon
Phone: (656) 264-6309
Email: Asavinon@inframark.com
Address: 15231 Miller Creek Dr, Sun City Center, FL 33573

Project Information

Project: Clubhouse Interior Painting

Areas Included: Entry Area, Gym, Hallways, Kitchen, and All Interior Spaces

Scope of Work

Preparation & Protection

- Protect all floors, fixtures, equipment, cabinetry, appliances, countertops, and non-painted surfaces with drop cloths, plastic sheeting, and masking as required.
- Cover and protect gym equipment and fixed fixtures prior to painting operations.
- Remove or mask wall plates, outlet covers, light fixtures, and hardware as required.
- Light surface preparation to include cleaning, dust removal, minor patching of nail holes, small cracks, and surface imperfections.
- Sand repaired areas smooth and spot-prime as required.

Walls – All Areas

- Paint all interior walls throughout the clubhouse, including but not limited to:
 - Entry / lobby area
 - Gym / fitness room
 - Hallways and corridors
 - Kitchen area
 - Restrooms, offices, storage, and common spaces

- Apply primer as needed.
- Apply two (2) coats of finish paint for uniform coverage.

Ceilings – All Areas (Including High Ceilings)

- Paint all ceilings throughout the clubhouse, including standard-height and high/vaulted ceilings in the entry area, gym, and hallways.
- Provide, install, and remove scaffolding and/or lift equipment as required to safely access elevated ceiling areas.
- Spot-prime stains and patched areas as necessary.
- Apply two (2) coats of ceiling paint unless otherwise specified.

Trim, Doors & Woodwork

- Paint all interior trim and woodwork, including:
 - Baseboards
 - Door and window casing
 - Interior doors and frames
 - Chair rails, accent trim, and decorative moldings (if applicable)
- Light sanding and prep prior to painting.
- Apply two (2) coats of commercial-grade trim enamel.

Kitchen Area Painting

- Paint kitchen walls, ceilings, and trim.
- Protect cabinetry, countertops, appliances, and fixtures.

Safety, Access & Scheduling

- All scaffolding, ladders, lifts, and access equipment will be installed and used in compliance with OSHA safety standards.
- Work may be sequenced to minimize disruption to clubhouse operations, including coordination around gym and hallway access if required.

Cleanup & Final Walkthrough

- Remove all protective materials upon completion.
- Clean work areas daily and leave the clubhouse in broom-clean condition.
- Conduct a final walkthrough with the client or property representative to address touch-ups.

Exclusions (Unless Specifically Noted)

- No cabinet painting, specialty coatings, murals, or decorative finishes.
- No extensive drywall repair, mold remediation, or structural repairs.
- Additional coats required due to color changes or surface conditions may result in a change order.

Total Price	\$10,000
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Payment Schedule

If paying with ACH/Check/Cash: A 30% project deposit is required to initiate the project.

Client Name: _____

Client Signature: _____ **Date:** _____

Line Item	Description	Amount
1. Preparation & Protection	Floor, fixture, equipment, cabinetry, appliance, and surface protection; masking; removal/reinstallation of wall plates and covers; light surface prep, patching, sanding, and spot priming	\$1,200
2. Wall Painting – All Interior Areas	Prime as needed and apply two (2) coats of finish paint to all interior walls throughout entry, gym, hallways, kitchen, restrooms, offices, storage, and common areas	\$2,900
3. Ceiling Painting – Standard Ceilings	Spot-prime as needed and apply two (2) coats of ceiling paint in standard-height ceiling areas	\$1,200
4. High Ceiling Painting & Access Equipment	Painting of high/vaulted ceilings in entry area, gym, and hallways; includes scaffolding/lift setup, use, and removal	\$1,600
5. Trim, Doors & Woodwork Painting	Prep and paint baseboards, door/window casing, interior doors and frames, chair rails, and decorative trim; two (2) coats of commercial-grade enamel	\$1,400
6. Kitchen Area Painting	Paint kitchen walls, ceilings, and trim; full protection of cabinets, countertops, appliances, and fixtures	\$700
7. Cleanup, Touch-Ups & Final Walkthrough	Daily cleanup, removal of protective materials, final touch-ups, and walkthrough with client/property representative	\$1,000

Project Timeline

The estimated timeline for this project is 1-2 weeks from the approved start date.

This timeframe is based on normal working conditions and typical material/permit availability.

The contractor is not responsible for delays caused by factors outside of our control, including but not limited to: material backorders, special-order lead times, inspection scheduling, permit processing or review times, HOA approvals, weather conditions, or unforeseen site conditions.

Any such delays may extend the overall project duration without penalty to the contractor; updated timelines will be communicated as needed.

Materials and Samples

For baseboards, countertops, and bathroom tile, up to three (3) physical samples will be provided for client selection. If the client chooses materials outside of the provided samples, a change order will be required and additional costs may apply. Hardware options will be provided via photo samples only.

All materials, fixtures, and components included in this proposal are builder-grade by default. Any upgrades or selections outside of standard builder-grade options will require a change order and may result in additional costs.

General Terms:

- Elite Builder Renovations will not be responsible for any delays due to customer supplied materials and fixtures or any incorrect, incomplete or defective orders. The contract's substantial completion date herein shall be extended in the event that such delivery, orders, or other issues outside of the control of Elite Builder Renovations cause delays. In addition, Elite Builder Renovation shall advise you if such delays require Elite Builder Renovation to reschedule work or if there are any additional charges as a result.
- Any additional work, not specified in the original contract must be agreed upon in advance, in writing, signed by both parties, and given to the client prior to commencing the additional work agreed upon.
- While we facilitate permitting, ultimate approval is at the discretion of the municipality. We are not liable for municipal delays, revisions, or rejected plans.
- Payment Terms: Payments are due according to the contract schedule. Invoices are due upon receipt unless otherwise stated.
- Recent tariffs and market volatility may affect future material pricing. Although this proposal reflects current costs, all projects will be reviewed upon contract award, and Elite Builder Renovations reserves the right to adjust pricing accordingly if material costs increase due to tariffs, supply chain disruptions, or manufacturer pricing changes. Any such adjustment will be communicated to the Client prior to commencement of work.
- Accepted Payment Methods & Credit Card Fee: Elite Builder Renovations accepts ACH, check, and cash as standard payment methods. If the Client chooses to pay by credit card, a 3% credit card processing fee will be added to all credit card transactions. If a Client submits a credit card payment for an invoice priced for ACH/check/cash, Contractor reserves the right to invoice the additional 3% fee.

- Late Fees: Payments more than 5 calendar days past due will incur: 5% late fee, plus, 1.5% monthly interest (18% APR) on the unpaid balance.
- Right to Suspend Work: If payment is not received when due, Contractor may immediately suspend work. Suspension shall not be considered a breach of contract. Resume/remobilization fees may apply.
- Returned/Failed Payments: Returned or failed payments (ACH, check, or card) incur a \$50 administrative fee.
- No Withholding of Payment: Client may not withhold payment due to disagreements, incomplete selections, punch list items, or disputes. All concerns must follow the notice-and-cure process.
- Lien Rights: Elite Builder Renovations retains all rights under Florida's Construction Lien Law. If payment is not made when due, a Claim of Lien may be filed without further notice.
- Mediation/Arbitration: All disputes arising out of or related to this Agreement shall first be addressed through good-faith negotiation between the parties. If unresolved, the parties agree to submit the matter to mediation prior to initiating arbitration.
- Notice & Opportunity to Cure / Public Statements: Client agrees that if they are dissatisfied with the Work or Services, they must provide Contractor with written notice describing the issue(s) and allow Contractor a reasonable opportunity to cure or correct the concern before publishing any negative public statements or reviews. Nothing in this Agreement shall be construed to restrict the Client's right to provide truthful statements or opinions about the Contractor's services. However, Client agrees not to make knowingly false, defamatory, or malicious statements in any forum.
- Hurricane / Severe Weather Clause
 - Given the frequency of hurricanes and severe weather events in Florida, Client acknowledges and agrees to the following:
 - Work Suspension – Contractor may suspend or delay work, at its sole discretion, in preparation for or in response to a tropical storm, hurricane, or other severe weather event. Suspension of work for safety reasons shall not be considered a breach of contract.
 - Damage Responsibility – Contractor is not responsible for damage to the project, site, or materials caused by acts of nature including, but not limited to, hurricanes, tropical storms, tornadoes, flooding, or lightning.
 - Material Protection – Contractor will take reasonable measures to secure the job site prior to a storm, but ultimate responsibility for protecting the property during such events rests with the property owner.

Thank you,

Jacob Zago | Elite Builder Renovations

Email: elitebuilderrenovations@gmail.com

Phone: 951-525-9017

Eedo Nahom | Elite Builder Renovations

Phone: 727-307-7866

Cypress Mills Clubhouse

Interior Repaint

15231 Miller Creek Dr

Sun City Center, FL

Painting Proposal From



Renee Cabrera

Business Development Manager

813-415-8752

RCabrera@HarrisonContracting.com



4560 Eagle Falls Place
Tampa, FL 33619
813.321.3809 OFFICE
813.374.7226 FAX

www.HARRISONCONTRACTING.com

Painting Proposal

January 29, 2026

**Cypress Mill Clubhouse
15231 Miller Creek Dr
Sun City Center, FL
Inframark
Angela Savinon
656-264-6309
Asavinon@inframark.com**

Ref: Interior Re-Paint of Clubhouse Common Areas

HCC proposes to provide all materials, taxes, insurance, labor, and equipment to perform the work on this project.

INTERIOR RE-PAINTING PRICE: **\$8,100.00**

Includes:

- Clubhouse light gray walls, trim, ceiling, doors (only interior side of doors will be painted, both sides of paned doors will be painted)
- Entrance light gray walls, trim, doors (only interior side of doors will be painted)
- Hallway light gray walls, trim, doors (bathroom and utility doors with have outward face painted)
- Gym light gray walls, trim, doors (main entrance door will be painted on both sides)
- Reception office dark gray walls, trim, doors (closet doors will have outward face painted, entrance with have both sides painted)
- Hairline cracks will be patched & repaired prior to painting as needed
- Caulk where voids and deteriorated caulk are evident only
- Rust will be treated & spot primed prior to painting
- Painting includes all listed substrates mentioned.
- Customer choice of colors (includes current scheme)
- Includes equipment labor & materials
- Sherwin Williams products will be used.

Excludes: All non-painted substrates and any areas not mentioned above.

OPTION: INTERIOR LARGE OFFICE: **\$700.00**

- **This price only valid if painting office while mobilized for main clubhouse project.**



4560 Eagle Falls Place
Tampa, FL 33619
813.321.3809 OFFICE
813.374.7226 FAX

www.HARRISONCONTRACTING.com

NOTE: All furniture must be moved away from the walls prior to our mobilization to avoid project delays.

NOTE: Caulking is as needed. Waterproofing is not included in this proposal.

NOTE: We are not responsible for any structural damage.

NOTE: All objects must be moved away from the building prior to our mobilization to avoid project delays.

NOTE: It is the owner's responsibility to provide water & electric on the property.

NOTE: This price includes current color scheme. An additional cost could be associated with a color scheme change.

NOTE: Colors must be chosen and signed off on prior to our mobilization to avoid labor delays.

Payment to be as follows: Payment to be made 30 days from invoice date. Progress billing will be done at the end of each month.

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsible for any equipment cost associated with work delays due to approval of colors, samples, mockups, etc. After payment terms have been negotiated, payment schedule will follow and become part of this contract. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents or any other cause beyond our control. We are not responsible for overspray on vehicles that were not moved after our notice was posted advising vehicle owners to do so. Owner to carry fire, tornado and other necessary insurance. We carry General Liability and our employees are fully covered by Workman's Compensation. This proposal is valid for 60 days.

Renee Cabrera

Renee Cabrera

Business Development Manager

If proposal is accepted, a formal contract will be sent to you to be signed.

Mott's Contracting Services

Licensed Building Contractor

CBC1252732

1-30-26

Cypress Mill Community Club House:

This is the formal proposal to paint the interior of the club house. Please review the information below and let me know if you have any questions or concerns.

Paint the interior of the Club House is as follows:

Staging of project with Trucks and trailers as needed to complete
Total \$750.00

Gym:

33x20x10 (286Sqft)
Walls only (no Trim) one color
Total \$572.22

Hallway:

34x4x10 (108Sqft)
Walls only (no trim) one color
Total \$213.84

Admin Office window:

9x4x10 (62 sqft)
Walls only (no Trim) one color
Total \$912.80

Office

12x10x10 (440Sqft)
Walls only (no Trim) one color
Total \$2,376.00

Entrance way

18x21x25 (1086 Sqft)
Walls only (no Trim) one color
Total \$2,150.28

Main game room

32x36x10 (456 Sqft)
Walls only (no Trim) one color
Total \$902.88

Kitchen

9x13x10 (278 Sqft) - 1 wall of tile
Walls only (no Trim) one color
Total \$550.44

Trim and Base

Paint interior Trim, base and Jams within the Gameroom, Entranceway and Hallway

Mott's Contracting Services

Licensed Building Contractor

CBC1252732

White latex paint

Total \$3,650.00

Materials needed:

Paper, Tape, Plastic, interior Satin Finish Latex Promar 200 From Sherwin Williams

Total \$1,584.98

Rolling Scaffolding Staging, Set up and Breakdown

Rent Rolling scaffolding for safely accessing the main entranceway 25' ceiling / wall height

We will delivery, install/breakdown when completed, and remove from the site

Total \$1,200.00

Minor Drywall repairs/ Texture

Repair all currently in repair spots on the walls within the noted areas above in this proposal

Materials and Labor are included in the total shown:

Total \$850.00

Note:

If its not listed above its not included in the total shown

Management responsible for reinstalling items back onto the walls. Mott's didn't remove anything nor store and we do not want the responsibility of reinstalling.

Overhead and Profit:

There will be a 20% overhead and Profit markup attached to the total price of each item of this proposal. As Mott's Contracting Services is the Building Contractor and will be hiring, scheduling, coordinating and processing payments for all Labor, Merchant Supplies, General Liability Insurance, Workers Compensation Insurance and will be ultimately responsible for completion of the project and Homeowner satisfaction. All line item prices above are including discounted material pricing.

Total Overhead and Profit \$3,142.69

Total project with overhead and Profit \$18,856.13

Eighteen Thousand Eight Hundred Fifty Six and 13/100 Dollars

14060 N Florida Ave

Tampa Fl 33613

Phone: (813) 931-7596

Email: mottscontracting@msn.com



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

Quote # A-54707-00005616
Created Date 1/15/2026

Opportunity Owner ADAM FARRELL
Prepared By ADAM FARRELL
Email adamf@admiralfurniture.com

Bill To	CYPRESS MILL CDD	Ship To	CYPRESS MILL CDD
Bill to Address	15231 MILLER CREEK DRIVE SUN CITY CENTER, FL 33573 US	Ship to Address	15231 MILLER CREEK DRIVE SUN CITY CENTER, FL 33573 US
Bill to Contact Name and Phone	CHRIS SHELTON 704.493.3304	Ship to Contact Name and Phone	CHRIS SHELTON 704.493.3304
Bill to Email	jshelton@folioam.com		

Payment Terms	50% DEPOSIT / BALANCE NET 30 DAYS	FOB Point	ORIGIN
		Carrier	BEST WAY
		Date Scheduled	2/23/2026

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price
FL1010AWN		REPLACEMENT AWNING FOR 10' X 10' PAVILION	\$1,993.50	6.00	\$11,961.00
FL1010C		REPLACEMENT CURTAINS FOR 10' X 10' PAVILION	\$1,377.23	6.00	\$8,263.35
SHIPPING - NT		SHIPPING (NON TAX)	\$1,657.14	1.00	\$1,657.14

Subtotal	\$21,881.49
Sales Tax	\$0.00
Total	\$21,881.49

ORDER NOTES AND INSTRUCTIONS



ADMIRAL FURNITURE

Agenda Page 54

ACCEPTANCE OF TERMS

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

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

TERMS AND CONDITIONS

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

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

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

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



ADMIRAL

FURNITURE

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

Quote # A-54665-00005578
Created Date 1/9/2026

Opportunity Owner ADAM FARRELL
Prepared By ADAM FARRELL
Email adamf@admiralfurniture.com

Bill To	CYPRESS MILL CDD	Ship To	CYPRESS MILL CDD
Bill to Address	15231 MILLER CREEK DRIVE SUN CITY CENTER, FL 33573 US	Ship to Address	15231 MILLER CREEK DRIVE SUN CITY CENTER, FL 33573 US
Bill to Contact Name and Phone	CHRIS SHELTON 704.493.3304	Ship to Contact Name and Phone	CHRIS SHELTON 704.493.3304
Bill to Email	jshelton@folioam.com		

Payment Terms	50% DEPOSIT / BALANCE NET 30 DAYS	FOB Point	ORIGIN
		Carrier	BEST WAY
		Date Scheduled	2/23/2026

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price
SEATCUSHION		SEAT CUSHION	\$235.00	1.00	\$235.00
BACKCUSHION		BACK CUSHION	\$295.00	1.00	\$295.00
SHIPPING - NT		SHIPPING (NON TAX)	\$105.00	1.00	\$105.00

Subtotal	\$635.00
Sales Tax	\$0.00
Total	\$635.00

ORDER NOTES AND INSTRUCTIONS



ADMIRAL FURNITURE

Agenda Page 56

ACCEPTANCE OF TERMS

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

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

TERMS AND CONDITIONS

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

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

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

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Triple C Property Solutions LLC

PO Box 4612 | PLANT CITY, Florida 33566
8135253524 | office@triplecsolutionsllc.com | www.triplecsolutionsllc.com

Agenda Page 57

RECIPIENT:

Cypress Creek

15231 Miller Creek Drive
Sun City Center, Florida 33573

Quote #197

Sent on Jan 20, 2026

Total **\$42,840.87**

Product/Service	Description	Qty.	Unit Price	Total
Pool deck paver repair	<p>We propose to remove approximately 989 sqft of unlevel pavers throughout the pool deck, address the underlying issues, and reinstall them properly to restore a smooth, level surface. The process will include:</p> <ul style="list-style-type: none">• Carefully lifting and removing the affected pavers.• Cutting and removing any tree roots or obstructions contributing to the uneven surface.• Re-excavating the base as needed and installing a compacted crushed stone base to ensure proper drainage and stability.• Applying a leveling sand layer for precise alignment.• Resetting the existing pavers in a uniform pattern across the repaired section	989	\$19.50	\$19,285.50
Cleaning and Sealing	<p>Project: Cleaning, Sanding, and Sealing 12,080 sq. ft. of Pool Deck</p> <p>Scope of Work:</p> <p>We propose to professionally clean, sand, and seal approximately 12,080 square feet of pool deck to restore its appearance and ensure long-lasting protection. The process will include:</p> <ul style="list-style-type: none">• Surface Cleaning: Thoroughly pressure washing the entire pool deck to remove dirt, debris, mildew, and any surface contaminants.• Joint Sanding: Reapplying joint sand as needed to stabilize the pavers and prevent shifting.• Sealing: Applying a high-quality, non-slip sealer designed for pool decks to enhance color, protect against stains, and provide a safe, slip-resistant finish. <p>This service will improve the overall aesthetics of your pool area, protect the surface from weathering, and provide a durable, non-slick coating for safety and longevity.</p>	12080	\$1.85	\$22,348.00

Subtotal	\$41,633.50
Convenience Fee (2.9%)	\$1,207.37
Total	\$42,840.87



Triple C Property Solutions LLC

PO Box 4612 | PLANT CITY, Florida 33566
8135253524 | office@triplecsolutionsllc.com | www.triplecsolutionsllc.com

This quote is valid for the next 30 days, after which values may be subject to change.
Payments made in cash will not be charged a convenience fee

Quote

Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.
Riverview, FL 33579
1-727-295-8592
totalpressurepowerwashandseal@gmail.com



Date: 1/14/2026
Agenda Page 59

To: Angela Savinoni

Address:
15231 Miller Creek Drive
Sun City Center FL. 33573

	Job Title	Payment Terms	Quote Expires
	Paver Repair, Wash, Sand, & Seal	Half Deposit / Other When Done	30 Days

Item	Description	#	Amount
Paver Repair	Entire pool patio pavers to be repaired with proper base material applied and pavers reset afterwards.		\$8,360
Pressure Washing	This cleaning will be completed by using our High-Output 8GPM Commercial Grade cleaning equipment. Hot water will be applied for Gum Removal (Included)		\$670
Sanding	Re-sanding of the entire pool patio to proper height for water run off will be completed. This will help to lock the pavers in place while also allowing water to flow as needed.		Included
Sealing	Multiple coats of water based sealer will be applied. This sealing will help to keep sand locked in for a longer period of time while also protecting the pavers themselves from the harsh Florida weather.		\$4,470
Deco Drain	Deco Drain will be repaired as needed during the paver repair process. Depending on repair itself will determine if any and or how many new pieces of deco will be needed.		\$1,400 Depending On Product
Clubhouse	The Clubhouse Roof & Exterior are to be Soft-Washed eliminating all green algae build up. This will also include the gutters and soffits be cleaned and brought back to white.		\$1,400 (Included only if quote Accepted)
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Total: \$14,900



ESTIMATE

CPC1460399000612

Estimate Date: Jan 20, 2026
 Expiry Date: Feb 03, 2026

FROM:

Luxury Pools and Spas
 213 South Swoope Avenue
 Maitland, FL, 32751
 Email: info@luxurypoolsandspasllc.com
 Phone: (407) 469-7665

TO:

Inframark Community Management
 Attn: Alba Sanchez
 15231 Miller Creek Dr
 Sun City Center, FL, 33573
 Phone: (656) 264-6309

JOB LOCATION:

Inframark Community Management
 15231 Miller Creek Dr
 Sun City Center, FL, 33573
 Phone: (656) 264-6309

JOB:

Pool deck repair option 1

# Services	Qty	Price	Discount	Tax (%)	Total
1 Paver repair	1977.00	\$10.00	\$0.00	No Tax	\$19,770.00

# Services	Qty	Price	Discount	Tax (%)	Total
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The estimated repair area of 1,977 square feet is based on visible conditions at the time of inspection. Actual square footage may increase or decrease once pavers are removed and underlying conditions are exposed.

Additional repairs, materials, labor, or base reconstruction required beyond the initial estimate will be documented and submitted for approval prior to proceeding. The pool deck was originally constructed by Lennar Homes and is currently in advanced disrepair. Conditions beneath the pavers — including base failure, erosion, settlement, improper compaction, drainage issues, or missing materials — cannot be fully evaluated until pavers are removed.

Hidden or unforeseen conditions may require:

Additional base material

Additional labor

Expanded repair areas beyond the originally estimated square footage

By approving this estimate, the client acknowledges and agrees:

This project is a limited repair only, not a full remediation of the underlying deck system.

Long-term performance cannot be guaranteed due to existing site conditions.

Additional costs may be necessary if further failures or unsafe conditions are discovered during the repair process.

This will bring the deck to a safe environment for the residents to enjoy.

2	1 pallet of pavers	1.00	\$605.00	\$0.00	No Tax	\$605.00
---	--------------------	------	----------	--------	--------	----------

1 pallet of Creme Tremron plank,

Charcoal border is available at an additional cost and is special order. I would have to order it. It would be an additional \$605 plus a \$500 LTL fee from Tremron.

Subtotal \$20,375.00

Grand Total (\$) \$20,375.00

Accepted payment methods

Credit Card, Check, Cash, ACH Bank Transfer, Venmo, Zelle, Consumer Financing

Message

We would be happy to have an opportunity to work with you and bring your dream project reality!

Also, as we kindly took the time to meet, and took the time to submit an estimate, we would love for you to take the time to respond with any questions and/or let us know if you are deciding to go another direction!

Anything good is not free nor cheap. We value our time and yours.

Luxury Pools and Spas

Luxury Outdoor Services

Terms

LUXURY POOLS & SPAS — CONTRACT TERMS AND CONDITIONS

Paver Repairs

No Warranty / No Guarantee Statement:

Due to the age of the deck, prior construction methods, and unknown subsurface conditions:

No warranty or guarantee is expressed or implied on this repair work.

Repaired areas will be made as safe and level as reasonably achievable using existing materials and site conditions.

Color variation, alignment differences, or future movement may occur.

This repair does not constitute reconstruction or replacement of the entire deck system.

Client-Caused Delays

The Client acknowledges that construction scheduling and subcontractor coordination are critical to the progress of the project.

If the homeowner, property owner, or client causes a delay that is not related to normal work scheduling, weather conditions, or material delays, a delay fee of \$500.00 per calendar day may be assessed.

Examples of chargeable delays include, but are not limited to:

Failure to provide timely design or color selections on a change order after construction has begun;

Unresponsiveness to communication or approval requests;

Change orders after contract is signed and permits are pulled;

Denial of property access during scheduled work;

Client-requested hold or stoppage of work;

Failure to complete owner-responsible items (such as fencing or inspection-related requirements) by the scheduled date.

This fee compensates the Contractor for the loss of scheduled time, crew reallocation, and project disruption caused by the Client's delay.

Excluded Work (Unless Approved at Contract Execution)

Unless specifically included in this Agreement, the following items are not included in the Contractor's scope of work:

Fencing (required by law for safety)

Sod installation and/or replacement

Irrigation repair and/or installation

Landscape replacement

Removal of deck items prior to repair-If items are still on deck at time of repair a \$1500 fee will be accessed for the crews time moving items.

Any Concrete broken by equipment for access to work area

If these items are not included at contract execution, they may only be added through a written and signed Change Order and will incur an additional mobilization fee.

Contractor Responsibilities

The Contractor shall perform all work in a professional and workmanlike manner.

Delays caused by weather, government action, inspection schedules, or client-related issues shall automatically extend the completion date by three (3) working days for each day of delay.

The Contractor shall not be held liable for incidental property damage caused by necessary equipment access or staging during construction.

Customer Responsibilities

The Client shall be responsible for:

Obtaining required permits and variances (unless otherwise agreed) No permits required on repair or inspections necessary.

Providing clear and continuous site access;

Maintaining proper site drainage;

Making all payments when due.

Late payments extend the project timeline by three (3) working days for each day of delay and may result in additional material or labor costs.

Underground and Site Conditions

The Client acknowledges that subsurface conditions are not known until excavation begins.

Any issues such as rock, high water table, unstable soils, or other adverse site conditions shall be the Client's sole responsibility.

Additional work or materials required as a result shall be treated as a Change Order and billed separately.

Payment Terms

All invoices are due upon completion or as stated on the invoice.

Late Fee: \$250 if not paid within forty-eight (48) hours of due date.

Change Orders: \$250

Interest: 5% of the total (invoice plus late fee), applied weekly every Sunday until paid.

Legal Remedies: If payment is not received within 30 days, all costs of collection, including attorney's fees,

Notices to Owner (NTO), Intent to Lien, and Lien filings, shall be charged to the Client.

Accepted forms of payment are listed on the invoice. Check or Wire transfer

Arbitration

Any dispute not resolved by mutual agreement shall be submitted to binding arbitration administered by the American Arbitration Association in Orange County, Florida.

All arbitration costs and fees shall be borne by the Client.

Marketing and Communications

The Client grants permission to Luxury Pools & Spas to use project photos, videos, descriptions, reviews, or testimonials for marketing purposes.

By engaging our services, the Client consents to receive email or text notifications regarding project updates and promotional offerings.

Acknowledgment

The Client acknowledges and agrees to the terms set forth herein. These conditions are designed to ensure clarity, fairness, and the highest standard of workmanship and service. By approving this estimate, the client acknowledges and agrees:

This project is a limited repair only, not a full remediation of the underlying deck system.

Long-term performance cannot be guaranteed due to existing site conditions.

Additional costs may be necessary if further failures or unsafe conditions are discovered during the repair process.

If you have any questions regarding these Terms and Conditions, please contact us directly.

Luxury Pools & Spas
Luxury Outdoor Services
License: CPC1460399



ESTIMATE

CPC1460399000613

Estimate Date: Jan 20, 2026
 Expiry Date: Feb 03, 2026

FROM:

Luxury Pools and Spas
 213 South Swoope Avenue
 Maitland, FL, 32751
 Email: info@luxurypoolsandspasllc.com
 Phone: (407) 469-7665

TO:

Inframark Community Management
 Attn: Alba Sanchez
 15231 Miller Creek Dr
 Sun City Center, FL, 33573
 Phone: (656) 264-6309

JOB LOCATION:

Inframark Community Management
 15231 Miller Creek Dr
 Sun City Center, FL, 33573
 Phone: (656) 264-6309

JOB:

Paver Repair Option 2 full rebuild

# Services	Qty	Price	Discount	Tax (%)	Total
1 Paver repair	8.00	\$9,878.00	\$0.00	No Tax	\$79,024.00

Subtotal	\$79,024.00
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Grand Total (\$)	\$79,024.00
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Accepted payment methods

Credit Card, Check, Cash, ACH Bank Transfer, Venmo, Zelle, Consumer Financing

Message

We would be happy to have an opportunity to work with you and bring your dream project reality!

Also, as we kindly took the time meet, and took the time to submit an estimate, we would love for you to take the time to respond with any questions and or let us know you if you are deciding to go another direction!

Anything good is not free nor cheap. We value our time and yours.

Luxury Pools and Spas

Luxury Outdoor Services

Terms

LUXURY POOLS & SPAS — CONTRACT TERMS AND CONDITIONS

Paver Repairs

Warranty Terms

This project includes a two (2) year limited deck warranty, subject to the conditions outlined below.

Year One (0–12 Months):

Full bumper-to-bumper workmanship warranty

Covers paver settlement, base failure, or installation defects related directly to our work

Only Trip fee of \$200 billed per visit

Year Two (13–24 Months):

Warranty is cause-based

Any areas of movement or potholing will be evaluated

If determined to be the result of workmanship or installation methods, repairs will be completed at no cost to the client

Trip Fee Charged or \$200 and any sand or base needed.

Warranty does not cover:

Ground movement outside the deck area

Underground water conditions

Plumbing leaks not related to this scope

Structural movement of the pool shell

Acts of God, flooding, or excessive rainfall events

Cleaning & Sealing Requirement (Warranty Condition)

In order for the above warranty to remain valid, the completed pool deck must be:

Professionally cleaned and sealed following completion of the paver restoration

We recommend Clean Rite for this service due to their experience with commercial pool decks and proper sealing procedures.

Failure to clean and seal the deck after completion may void warranty coverage due to moisture infiltration, joint sand erosion, and surface contamination.

Important Project Notes

This proposal addresses all visible and accessible deck conditions within the paver border area.

Hidden conditions discovered during demolition that require additional materials or labor will be documented and submitted for approval prior to proceeding.

Color variation between existing and new pavers may occur due to age, UV exposure, and material availability.

Summary

This scope represents a full corrective restoration, not a temporary repair.

The goal of this project is to properly stabilize the base, correct drainage deficiencies, and reset the paver system to significantly reduce future settlement and safety hazards.

Client-Caused Delays

The Client acknowledges that construction scheduling and subcontractor coordination are critical to the progress of the project.

If the homeowner, property owner, or client causes a delay that is not related to normal work scheduling, weather conditions, or material delays, a delay fee of \$500.00 per calendar day may be assessed.

Examples of chargeable delays include, but are not limited to:

Failure to provide timely design or color selections on a change order after construction has begun;

Unresponsiveness to communication or approval requests;

Change orders after contract is signed and permits are pulled;

Denial of property access during scheduled work;

Client-requested hold or stoppage of work;

Failure to complete owner-responsible items (such as fencing or inspection-related requirements) by the scheduled date.

This fee compensates the Contractor for the loss of scheduled time, crew reallocation, and project disruption

caused by the Client's delay.

Excluded Work (Unless Approved at Contract Execution)

Unless specifically included in this Agreement, the following items are not included in the Contractor's scope of work:

Fencing (required by law for safety)

Sod installation and/or replacement

Irrigation repair and/or installation

Landscape replacement

Removal of deck items prior to repair-If items are still on deck at time of repair a \$1500 fee will be accessed for the crews time moving items.

Any Concrete broken by equipment for access to work area

If these items are not included at contract execution, they may only be added through a written and signed Change Order and will incur an additional mobilization fee.

Contractor Responsibilities

The Contractor shall perform all work in a professional and workmanlike manner.

Delays caused by weather, government action, inspection schedules, or client-related issues shall automatically extend the completion date by three (3) working days for each day of delay.

The Contractor shall not be held liable for incidental property damage caused by necessary equipment access or staging during construction.

Customer Responsibilities

The Client shall be responsible for:

Obtaining required permits and variances (unless otherwise agreed) No permits required on repair or inspections necessary.

Providing clear and continuous site access;

Maintaining proper site drainage;

Making all payments when due.

Late payments extend the project timeline by three (3) working days for each day of delay and may result in additional material or labor costs.

Underground and Site Conditions

The Client acknowledges that subsurface conditions are not known until excavation begins.

Any issues such as rock, high water table, unstable soils, or other adverse site conditions shall be the Client's sole responsibility.

Additional work or materials required as a result shall be treated as a Change Order and billed separately.

Payment Terms

All invoices are due upon completion or as stated on the invoice.

Late Fee: \$250 if not paid within forty-eight (48) hours of due date.

Change Orders: \$250

Interest: 5% of the total (invoice plus late fee), applied weekly every Sunday until paid.

Legal Remedies: If payment is not received within 30 days, all costs of collection, including attorney's fees, Notices to Owner (NTO), Intent to Lien, and Lien filings, shall be charged to the Client.

Accepted forms of payment are listed on the invoice. Check or Wire transfer

Arbitration

Any dispute not resolved by mutual agreement shall be submitted to binding arbitration administered by the American Arbitration Association in Orange County, Florida.

All arbitration costs and fees shall be borne by the Client.

Marketing and Communications

The Client grants permission to Luxury Pools & Spas to use project photos, videos, descriptions, reviews, or testimonials for marketing purposes.

By engaging our services, the Client consents to receive email or text notifications regarding project updates and promotional offerings.

Acknowledgment

The Client acknowledges and agrees to the terms set forth herein. These conditions are designed to ensure clarity, fairness, and the highest standard of workmanship and service. By approving this estimate, the client acknowledges and agrees:

Additional costs may be necessary if further failures or unsafe conditions are discovered during the full rebuild process.

If you have any questions regarding these Terms and Conditions, please contact us directly.

Luxury Pools & Spas
Luxury Outdoor Services
License: CPC1460399



Commercial Energy Audit Report

Prepared for:

CYPRESS MILL COMMUNITY
DEVELOPMENT
15231 MILLER CREEK DR SUN CITY
CENTER, FL 33573

Date Audit Performed:

01/07/2026

Energy Analyst:

Roberto Thompson

rthompson@tecoenergy.com

Account Number:

211030331113

Energy Audit Number:

10117741

Executive Summary:

Thank you for contacting Tampa Electric to perform an energy analysis of your facility. Based upon your current energy usage, it shows a steady trend at your facility with an estimated projection at the end of the year to spend **\$15,768.54** in 2026 in electrical usage. The following is a report containing energy saving recommendations. In the energy analysis performed, we identified 20 potential energy saving opportunities.

Table of Contents:

1. Introduction
2. Additional Customer Facility Information
3. Specific Energy Saving Opportunity Recommendations
4. Energy Benchmark
5. Historical Utility Data

1. Introduction

The following energy audit report contains a list of specific recommended energy-saving opportunities to further enhance your efficient use of energy. The actual payback and return will vary depending upon the cost to implement it, how it is utilized, how it is incorporated into the facility, and how it interacts with the operations of the facility. Other independent variables that could also potentially influence the payback and return of the opportunity are weather conditions, operating hours, labor costs, energy rates, material costs, among others.

Our certified energy analysts want to help you use energy in a cost-efficient and responsible manner. Not only will this help your bottom line, but it has a positive impact on our environment and helps Tampa Electric defer the need to construct electric generating units. We also suggest you consider taking advantage of these TECO Tools for Business, which can assist you in your business:

Register your account online – It's never been easier to manage your TECO account online from any device – PC, laptop, tablet or phone. If you're not already registered, visit tecoaccount.com and get started today.

Have other business with us? Here are a few things you can do through your online account:

- View and pay bills online
- Search your payment history by the check number, date the payment was received or by the payment amount on the selected account
- Select a specific account at the login screen for businesses and other users with multiple accounts
- Automatically sign up for Power Updates and other programs and services

Online Outage Map – Providing reliable power is a priority for us. However, sometimes there are circumstances beyond our control when you will lose power. Visit <https://www.tampaelectric.com/residential/outages/outagemap> to monitor and track outages. Here are other advantages you can take advantage of:

- Access to the latest outage information 24/7
- The ability to search for an address to get an estimated restoration time when

available

- Map updates that occur every 5 minutes
- Map or Hybrid format views
- Information about the cause of outage when available

Billing & Payment options – Our free Paperless Billing program sends you a monthly email notification when your bill is ready to view through your online account. It's fast, secure and a good way to help the environment. We also offer convenient ways to pay online through your checking/savings account or credit card* at tecoaccount.com.

* A convenience fee applies

Get Power UpdatesSM – Our Power Updates program will help keep you informed about your electric service. When you sign up, you can let us know how you would like us to contact you. You can receive texts, emails, and/ or phone calls regarding your service and other important information. Visit tecoaccount.com/communication to enroll today.

Join us on the Power Blog! – We know the success of your business depends on comprehensive knowledge from experts on your side and solutions tailored to your unique needs. Check out our Power Blog at tampaelectricblog.com for articles about energy efficiency, payment options, events around the community and more.

- **Get free e-News Updates** – Get updates right to your inbox. Topics include ways to save on energy costs, programs and services that can help you operate more efficiently, weather updates, community events and more. Sign up at tampaelectric.com/emailsignup today. It's free.

2. Additional customer facility Information

Address: 15231 MILLER CREEK DR SUN CITY CENTER, FL 33573

Facility Type: Other

Meter numbers(s): 1000755286

Conditioned Space Estimate: 4,188 ft²

Fuels used at site: Electric

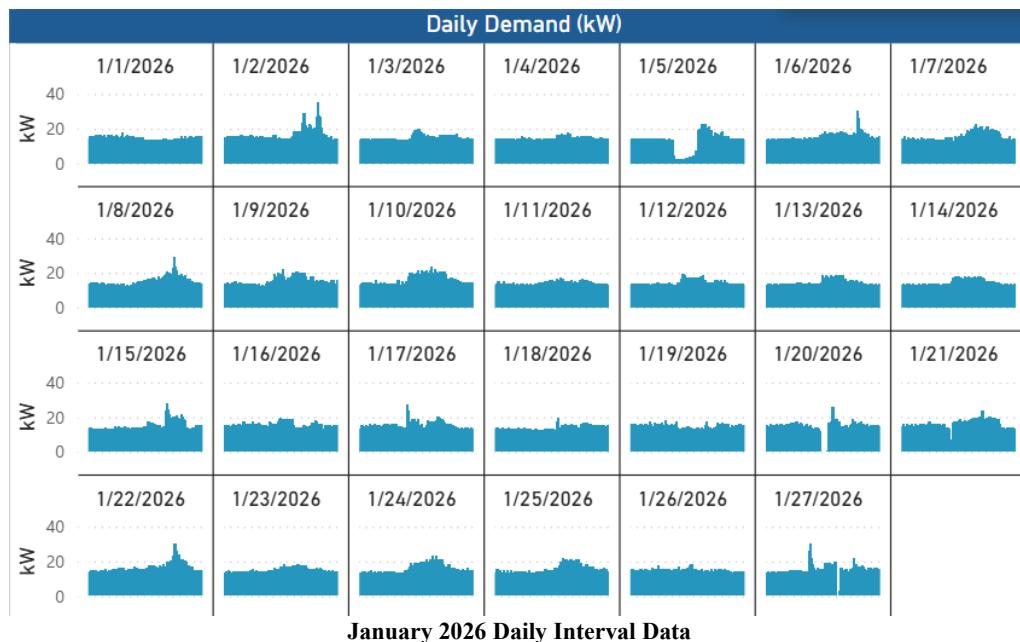
Annual Operating Hours: 8760 hours

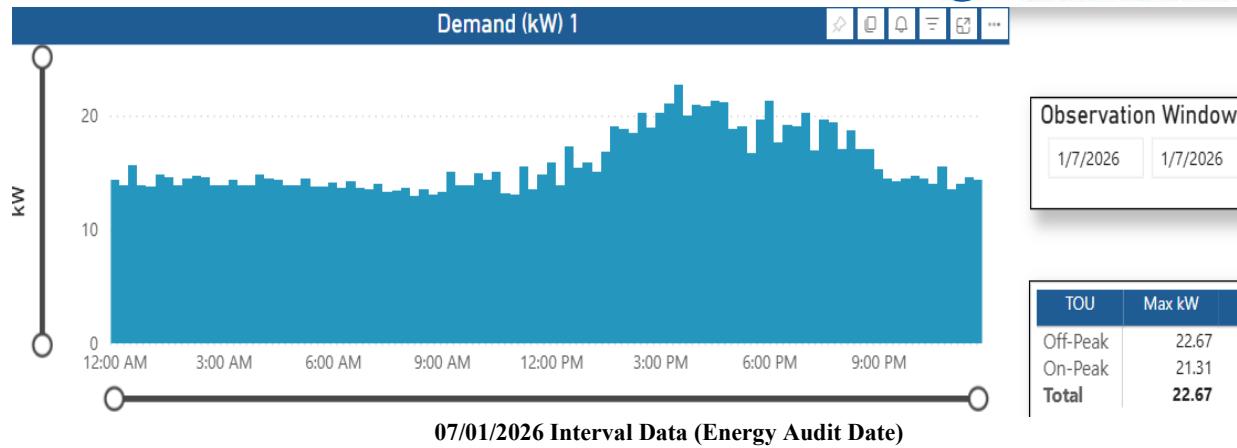
3. Specific Energy Saving Opportunity Recommendations

Billing/Usage

1. The facility's electrical energy consumption is primarily driven by the pool pump systems. Interval data indicates a relatively constant base load of approximately 14 kW, which is consistent with continuous operation of the commercial pool circulation equipment. The larger pool pump is equipped with a Variable Frequency Drive (VFD), allowing the motor to operate at reduced speeds when full capacity is not required. The second pool pump does not have a VFD and operates at constant speed, contributing to the facility's continuous electrical demand.

In addition to the pool systems, the facility operates two 5-ton air conditioning units. Review of interval data shows that peaks above the 14 kW base load occur when the air conditioning units cycle on, particularly during warmer periods. The remaining electrical consumption is attributed to interior and exterior LED lighting and miscellaneous plug loads.





Lighting

2. Install Motion Sensors: Utilizing occupancy sensors in restrooms, storage areas, and break rooms ensures that lights and exhaust fans are only on when needed. This can lead to significant energy savings, especially in areas that are not frequently occupied. Additionally, it enhances convenience for staff and helps promote a culture of energy awareness. To learn more, visit: [Lighting Occupancy Sensor](#)
3. Install and ensure proper operation of photocells for exterior lighting. During the audit, no functional photocells were observed, causing the lights to remain on continuously despite the presence of a photocell control box. An electrician or lighting contractor is advised to evaluate, install, and commission the controls.

Heating, Ventilation & Air Conditioning (HVAC)

4. It is recommended to replace the AC filters on a monthly basis during the summer. Regular filter replacement is essential, as dirty filters can restrict airflow, reduce cooling efficiency, and cause the system to work harder, leading to higher energy usage and potential wear on the equipment.
5. Consider upgrading to a smart thermostat. These devices automatically adjust temperature settings based on occupancy and usage patterns, helping to reduce unnecessary run time and lower energy consumption. A smart thermostat can also provide remote access and scheduling features, allowing for more precise control and improved comfort. This can be especially beneficial in reducing AC usage during unoccupied hours or overnight.
6. Ensure all thermostats are set to AUTO for fan operation and programmed on a schedule. Recommended setpoints are 75°F during occupied hours and 78–80°F during unoccupied or low-occupancy hours. During the audit, thermostats were found set to fan ON, which can increase energy consumption.
7. Install protective thermostat covers to prevent tampering and unauthorized setpoint changes. This will help maintain consistent temperature settings.
8. Repair or replace damaged insulation on the refrigerant lines serving the air conditioning condenser unit. During the audit, insulation on one of the refrigerant lines was found torn and exposed, which can reduce system efficiency and increase energy consumption.



Torn Insulation of Refrigeration Line

9. Consider the following Cooling energy saving recommendations for unitary type air conditioners:
 - Ensure HVAC or refrigerant coils are cleaned regularly and free from obstructions.
 - Recommend having HVAC and refrigeration equipment serviced at least once per year.
 - Set thermostats to lowest comfortable setting for heating (68° F) and the highest for cooling (76° F). Raise temperature to at least 78° F during unoccupied hours.
 - Install locking covers on all accessible thermostats to avoid tampering.
 - Minimize the use of strip heating. Disconnect if in excess of 2 kW per ton of A/C.
 - Shut down or reduce heating, A/C and ventilating equipment during unoccupied periods and reduce the use of heating and cooling systems in spaces that are used infrequently, and control based off humidity versus temperature.
 - Ensure air conditioning unit fans are set to AUTO and not ON. This prevents excess runtime and ensures proper humidity removal.

Monthly

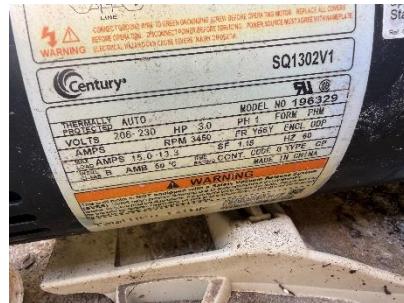
- Replace air filters monthly.
- Inspect outdoor air filters regularly.
- Check blower drive belts for wear and proper tension.

Annually

- Clean coils on exterior air-cooled condenser units

Equipment and Appliances

10. Verify that the Variable Frequency Drive (VFD) is properly programmed and operating in AUTO mode with optimized speed setpoints and schedules. Reduce pump speed during low-demand periods while maintaining required water circulation to maximize energy savings. Periodic review of run schedules and setpoints is recommended to ensure continued efficient operation.
11. Installing a VFD on the existing constant-speed 3 HP pool pump is estimated to save approximately 9,636 kWh annually, \$1,156/year, based on 24/7 operation and a blended electricity rate of \$0.120/kWh.



Pool Pump Motor

12. **Use Smart Power Strips:** Smart power strips can prevent phantom energy consumption by automatically cutting power to devices when they are not in use. This is particularly useful for electronics like computers and printers, which continue to draw power even when turned off. Implementing smart power strips can simplify energy management and reduce unnecessary energy expenses.
13. **Switch Off Monitors:** Encourage employees to turn off their monitors when they step away from their desks or during lunch breaks. Screensavers do not significantly reduce energy consumption, so it's best to turn them off completely.
14. **Printers and Copiers:** Configure printers and copiers to enter sleep mode when not in use. Additionally, activate the double-sided printing feature by default to reduce paper waste.
15. **Invest in ENERGY STAR Appliances:** Choosing ENERGY STAR-rated appliances for computers, printers, refrigeration, cooking, and other operations can result in significant energy savings. These appliances meet strict energy efficiency guidelines set by the EPA, ensuring they use less electricity. The initial investment may be higher, but the long-term savings on utility bills can make it worthwhile.

Building Envelope

16. It is recommended to inspect and upgrade weather stripping around doors and windows. Over time, weather stripping can wear out or become damaged, allowing unwanted air infiltration that increases heating and cooling loads.
17. Consider adding window film to the east and west-facing windows to reduce solar heat gain. This upgrade can yield annual cooling savings of approximately **\$53.31** though actual savings may vary based on factors like weather conditions, AC runtime, and occupancy. This can help keep the space cooler and more comfortable while reducing energy cost
18. Utilize shades to save energy: insulate windows, control heat/light, block UV rays, reduce HVAC use. Manage heat/light, cut artificial lighting/cooling/heating needs, conserving energy effectively.

Best Practices

19. **Regularly monitor energy use:** Regularly monitor your building's energy use to identify patterns and identify opportunities for improvement.
20. For future projects, explore Tampa Electric's Custom Energy Efficiency (Conservation Value) Program—ideal for larger, non-standard upgrades like cool roofing, insulation, industrial refrigeration, or custom controls. Rebates are performance-based and tied to verified peak-demand reduction during TECO's defined peak hours (5 p.m. in August, 7 a.m. in January). Projects must be pre-approved and cannot already qualify under other TECO rebate programs. To be eligible, the project must not result in a payback shorter than two years. This program helps maximize savings for unique, high-impact efficiency measures.

For more information visit: [Custom Energy Efficiency](#)

4. Energy Benchmark

Energy Usage Index = 107.17 kBtu

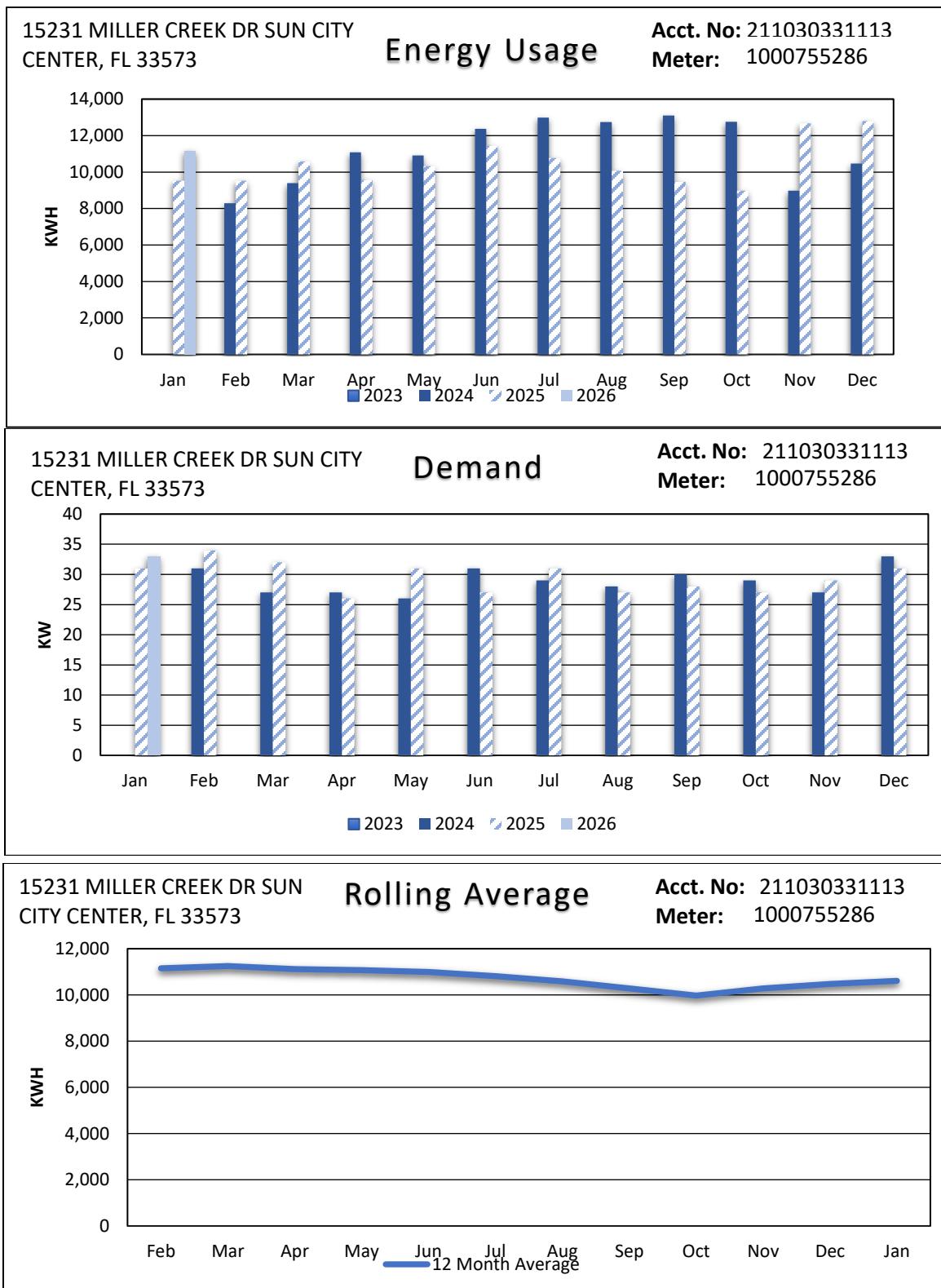
Energy Cost Index = \$3.765

Blended Electric Cost = 0.120 \$/kWh

To learn more about EUI and how it can be used to compare a building's energy performance, visit
[US Energy Use Intensity by Property Type](#)

Tampa Electric does not warrant or guarantee the audit findings or recommendations, nor is the utility liable as a result of the audit for the acts or omissions of any person who implements or attempts to implement those measures recommended by the auditor.

5. Historical Utility Data



JellyFish Lighting
12896 Pony Express Rd #300
Draper, UT 84020
801-613-7421
support@jellyfishlighting.com



Estimate #: 146257

PO #:

Estimate Date: 1/30/2026

Terms: COD

Customer:

Cypress Mills CDD
15231 Miller Creek Drive
Sun City Center, FL, 33573
Cell: 656-264-6309
asavinon@inframark.com

Shipping Address:

Cypress Mills CDD
15231 Miller Creek Drive
Sun City Center, FL, 33573

Jobsite:

Cypress Mills CDD
15231 Miller Creek Drive
Sun City Center, FL, 33573
Cell: 656-264-6309
asavinon@inframark.com

Color:

Jellyfish Lighting™ ("Contractor") looks forward to working with you (the party listed in the Proposal, "Customer") during the installation process of your lighting system. By agreeing to this Custom Installation Agreement ("Agreement") you agree to its terms and conditions. Contractor and Customer are collectively referred to herein as the "Parties" or individually as a "Party".

1. Scope of Work: Contractor agrees to provide the materials and/or services ("Work") according to the pricing and terms outlined in the following Proposal and this Agreement.

PROPOSAL

Sku	Description	Total
1	JellyFish Install Track&Light	\$6,150.00
2	Jellyfish-Notes	\$0.00
3	JellyFish Install Track&Light	\$2,850.00
4	Jellyfish-Notes	\$0.00
5	JellyFish Install Track&Light	\$2,100.00
6	Jellyfish-Notes	\$0.00
7	JellyFish Install Track&Light	\$6,150.00
8	Jellyfish-Notes	\$0.00
9	JF-Controller- Outdoor-48V	\$875.00
10	JF-Power Supply 48V	\$450.00
11	Jellyfish-Notes	\$0.00
12	Sales Discount	(\$3,450.00)
Subtotal		\$15,125.00
Total		\$15,125.00
Estimate Total		\$15,125.00

2. Change Order: If Customer requests modifications to the Work or for additional work to be performed, then Customer agrees to pay Contractor's reasonable costs and expenses incurred in complying with Customer's requests under the same payment terms detailed herein. All change orders must be in writing and signed by the Customer or via emailed confirmation. Change orders shall be paid in full upon acceptance by Customer; unless the Change Order specifically modifies a term of this Agreement, then the provisions herein shall control.

3. Proposal Terms and Conditions: Contractor will deliver the Proposal outlining materials and/or services to be provided to Customer. The Proposal is subject to the following terms and conditions:

a. **Expiration of Proposal.** The Proposal will expire unless the Agreement and Proposal are signed within 30 days of being delivered to Customer.

b. **Additional Charges.**

i. Programming, setup, installation, training, assistance or materials not expressly detailed in the Proposal will be subject to additional charges. The lighting system install comes with default programming for timing and settings as well as the ability for the Customer to create and modify the default programming and timing settings. Customer agrees to pay a customization fee in the event the Customer seeks a technician to create or modify programs or settings or requires other assistance.

ii. The costs associated with any related work or materials, including but not limited to, electrical, drywall, painting, cabinets are not included in the Proposal unless specifically documented in the Proposal. Contractor is not responsible for any underground trenching or laying or supplying of conduit for outside wiring.

iii. If a lift is required for installation, warranty or service, all costs relating to that lift will be borne by the Customer.

c. Customer Furnished Equipment. Contractor is not responsible for the performance, integration, or liability associated with any equipment, wiring, or installations provided by the Customer or third parties.

JellyFish Lighting Custom Installation Agreement

4. Payment: No Work will be scheduled without a signed copy or emailed confirmation of this Agreement, of the Proposal, and completion of the Payment Schedule as defined below. Since Contractor will, if possible, open, and test equipment before delivery, all components must be paid for before delivery to job site. Payments may not be withheld under any circumstances.

5. Payment Schedule: The "Payment Schedule" is as follows:

a. No work will start until the Customer has made a payment satisfactory to the Contractor (the "Deposit Payment") is made; and

b. Final payment "(Final Payment") is due at Substantial Completion. Substantial Completion shall be determined at the sole discretion of Jellyfish but generally is the stage in the progress of the Services when the Services are sufficiently complete in accordance with the Agreement so that the Customer can utilize the Services for its intended use ("Substantial Completion"). Customer agrees to allow the Contractor to charge the amount left due and owing for the Final Payment with the credit card on file with Contractor after Substantial Completion of the Work.

6. Authorization of Payment: Notwithstanding Section 4, if Customer has a credit card on file with Contractor, Contractor may schedule the Work prior to the charge of the Final Payment, and Customer agrees to allow Contractor to charge the Final Payment after the installation of the Work.

7. Invoice: Contractor shall provide a written invoice to Customer at the address specified above, indicating amounts owing for the Work if any. Unless otherwise specified in a Change Order or otherwise, all payments owing shall be paid to Contractor according to the Payment Schedule.

8. Late Payments: For all amounts remaining due but unpaid according to the Payment Schedule, interest shall compound and accrue at the rate of 1.5% per month ("Late Fee").

9. Customer Training: Upon completion of the system/Work, and only if Customer is physically present at such time, Contractor shall demonstrate the system/Work and train the Customer on how to use the system/Work at no additional cost to Customer. If Customer is not available or physically present upon completion of the installation of the system/Work, Contractor has no obligation to train Customer; however, in such event, Customer may still receive training at a later time by either, (a) paying \$150 for an on-site, in-person training by Contractor, or (b) scheduling a demo and training at a Contractor showroom at no additional cost.

10. General Terms and Conditions: Customer acknowledges receipt the General Terms and Conditions. Customer understands and agrees to the General Terms and Conditions.

11. Warranty: Contractor agrees to provide the warranties listed herein to Customer according to the general terms and conditions below, for a period of one (1) year for labor, five (5) years for eave light parts, and three (3) years for landscape and patio light parts, to commence upon the completion of the system/Work (collectively, the "Warranty Period").

a. Parts and Labor. Contractor shall warranty lights, power supply, labor and workmanship involved in an installation for a period of time equal to the greater of (i) the Warranty Period, or (ii) the minimum required by law (collectively, "Parts and Labor Warranty"), as set forth below. The Parts and Labor Warranty is limited to the repair or replacement of the Jellyfish system. Customer must make a claim for a Parts and Labor Warranty through by contacting the office which did the installation.

i. Contractor warrants that Contractor's labor to install the lighting system will be free from defects in

workmanship throughout the applicable Warranty Period. This labor warranty does not include any damages or defects in the lighting system except to the extent solely caused by Contractor's installation of the lighting system.

ii. Contractor warrants that all parts provided by Contractor as part of the lighting system will be free from defects in materials or workmanship throughout the applicable Warranty Period.

iii. The Parts and Labor Warranty does not cover any damage due to: (a) abuse, neglect, or intentional damage; (b) improper use; (c) failure to follow the product instructions or failure to perform any preventive maintenance; (d) modification or relocation; (e) unauthorized repair; (f) installation of parts other than those provided by Contractor; (g) corrosion and normal wear and tear; or (h) external causes such as accidents or other actions or events beyond Contractor's reasonable control.

b. *Telephone Support.* Contractor agrees to provide free unlimited telephone support to Customer during its regular business hours throughout the Warranty Period ("Telephone Support Warranty").

c. *Survival.* The warranties contained in this section shall survive any termination of this Agreement but shall only be delivered upon Final payment from the Customer to Contractor. The warranties set forth in this Agreement are personal to Customer and may not be assigned or transferred to any third person, including any purchaser of Customer's home.

d. *Connectivity not Warrantied.* In connection with installation of the Jellyfish system, Contractor will use commercially reasonable efforts to connect the Jellyfish system to Customer's Wi-Fi. Contractor does not warranty the Jellyfish system's connectivity to the existing home or business network, or the Wi-Fi connectivity from the Jellyfish system to any of the customers devices, as none of these devices were supplied by the Contractor—even if such lack of connectivity or workability impedes the ability to operate the Jellyfish lighting system.

e. *Significant and extraordinary events; misuse.* The Parts and Labor Warranty does not cover significant and extraordinary events that might otherwise damage a home, its roof, its gutters or other fascia. An example, but not exhaustive, list of such events includes fires, power surges, wind storms, and electrical storms. Additionally, the Parts and Labor Warranty does not cover misuse, abuse or alteration of the Jellyfish system, including as may relate to or arise from the failure to follow instructions or directions for use of the Jellyfish system.

f. *Disclaimer of all other warranties.* Any implied warranties, including without limitation the implied warranties of merchantability and fitness for a particular purpose, are hereby disclaimed. The Parts and Labor Warranty is the exclusive remedy of the Customer. In no event shall Contractor be liable (whether in tort or contract) for damages in excess of the price paid to Contractor for the Jellyfish system or for any indirect, incidental, special or consequential damages of any kind.

GENERAL TERMS AND CONDITIONS

Term: This Agreement shall be in force from the date this Agreement is signed by Customer until all Work indicated herein is completed and paid for and all other terms of this Agreement have been satisfied, unless sooner terminated pursuant to this Agreement.

Work in Process: Projects or Work in the process of being installed are not complete and should not be expected to function as completed Work. Contractor does not guaranty that unfinished or Work in the process of being installed will function properly. Customer uses the unfinished system/Work at their own risk. Contractor is not responsible for any liability related to the Customer using the unfinished system/Work. If the unfinished system/Work stops functioning during non-business hours or on weekends, Contractor, at the request of the Customer, may dispatch a technician to troubleshoot the problem. A non-business hour or weekend service call is not covered by the Warranty herein and the Customer will be billed at the non-business hours/weekend service call hourly rate. This will be in addition to the Proposal price.

Other Contracts: Notwithstanding anything to the contrary herein, Contractor shall not be bound by any other agreement between Customer and a third party (e.g. a "prime contract" or similar agreement) unless Contractor has seen, had adequate time to review, acknowledged receipt of any such contract, and agreed to its terms by written signature on the contract, or any amendments thereto. Customer is obligated to ensure compliance with all of its contracts with other parties, and Contractor assumes no responsibility for such contract requirements. Any reference to any such ancillary contracts contained in a contract between Customer and a third party shall not be enforceable against Contractor unless Customer complies with this section.

Contract Documents; Conflicting Terms: This Agreement includes the Proposal, all general provisions, special provisions, specifications, drawings, addenda, change orders, written interpretations, and written orders for minor changes in Work. Work not covered by this Agreement will not be required unless it is required by reasonable inference as being necessary to produce the intended result. Specifically, the terms and conditions herein shall apply to the Proposal of the Work. The terms set forth herein shall be considered to govern any work performed for Customer to the extent that additional agreements do not address these general terms. In the event of a conflict of terms between this Agreement, any job agreement/purchase order, and/or specifications, this Agreement shall control.

Cure Period: If Contractor's Work is untimely, unsatisfactory, or otherwise deficient, then prior to hiring another contractor to 'cover' the Work, Customer agrees to state in writing the nature of Contractor's inadequacy and allow a period of at least thirty (30) days to cure, or longer if reasonably required to complete the inadequate work.

Delays: Contractor shall not be liable whatsoever for any delays caused by the Customer or by laborers or subcontractors not employed by or contracted with Contractor. Should Contractor be delayed in the completion (or commencement) of its work due to other parties' delay(s), then Contractor will be given extensions necessary to compensate for the time lost. The time for such extension shall be liberally construed in favor of Contractor. At the time Contractor commences its Work, it shall notify the Customer of the amount, if any, of delay caused by third parties. If Contractor is delayed at any time in the progress of the Work by Customer change orders, fire, labor disputes, acts of God or other causes beyond Contractor's control, the completion schedule for the Work or affected parts of the Work shall be extended by the same amount of the time caused by the delay.

Third Parties: Customer acknowledges that Contractor is authorized to purchase materials and services from third parties as necessary to fulfill Contractor's obligations hereunder, or to contract with third parties if a particular service requires permits or licenses from relevant governmental entities.

Liens: Contractor reserves the right to file preliminary notices and liens for non-payment to the fullest extent permitted by law; Customer hereby authorizes all such actions.

Adequate Assurances: Contractor shall be entitled to adequate assurances from Customer that payments owed under this Agreement will be forthcoming. Absent such adequate assurances, or by failure of Customer to make a payment by the Payment Due Date, then Contractor shall be legally justified in ceasing all Work contemplated herein until Customer can make such assurances. Any delay associated with Customer's failure to give adequate assurances shall result in an extension, where applicable, for Contractor to complete its work.

Termination and Breach: Without Cause. The Parties acknowledge and agree that neither Party may terminate this Agreement without cause as each Party is relying on the representations of the other and will be planning and acting on such plans in accordance with this Agreement. Notwithstanding the above, this Agreement can be terminated by mutual agreement of the Parties. With Cause. Either Party may terminate this Agreement for cause, which cause is limited to: Non-payment; or Material breach of any term of this Agreement. Without limiting the rights of Contractor hereunder, if Customer desires to terminate this Agreement other than for cause by Contractor after seven (7) calendar days after the execution of this Agreement, Customer shall pay Contractor, or Contractor may withhold and keep from the Deposit Payment, an amount equal to 15% of the total price of the Work in the Proposal.

Incompatible Structures: Contractor reserves the right to cancel this Agreement if the site, structure, building, or property cannot accommodate the system/Work without excessive costs. In such an event, Contractor shall reimburse to Customer any payments made toward the system/Work that was not completed.

Method of Terminating: If a Party elects to terminate this Agreement for cause, the terminating Party shall send written notice to the other Party. Such notice shall contain a list of all reasons for termination, and shall demand that such reasons be cured within thirty (30) days or, if a cure is not possible in thirty (30) days, by a time in which a reasonable party could cure ("Cure Period"). An invoice sent by Contractor to Customer shall satisfy this requirement, meaning that Contractor may elect to terminate this Agreement if an invoice was sent stating the amounts owed and Customer does not pay such amounts within thirty (30) days. If the Cure Period has ended and the reasons for termination have not been cured, this Agreement shall terminate.

Contractor Services: Contractor shall supply the items necessary for its Work in a professional and workmanlike manner.

Survival of Obligations: If this Agreement is terminated for Customer's breach, Customer shall be obligated to pay Contractor for all of the Work performed through the date of termination.

Remedies: In the event of any default under this obligation, the non-defaulting party will be entitled to an award of the delinquent amount, interest at the rate of 1.5% per month (compounded monthly), all expenses, including a 25% collection charge on the delinquent amount, reasonable attorney fees and court costs, incurred in obtaining redress. Payments for any delinquent balance(s) shall be applied first to costs of court, then to collection/attorney's fees, then interest and lastly to principal.

Title of Equipment: Contractor shall retain title to all equipment, materials, software, firmware and improvements covered by the Proposal until Contractor completes the installation of the Work and the balance Total Amount Due has been paid in full, whereupon such title shall transfer to Customer.

Insurance: Contractor shall purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the Customer's property resulting from the conduct of this Agreement.

Indemnity: Customer shall hold Contractor and its agents harmless and indemnify Contractor and its agents from any damages, claims, or liabilities, including attorney fees and costs arising in any manner from, or in any way related to, services or materials provided to the Customer by any third-party unrelated to Contractor including, but not limited to, any claims for personal injury, property damage, defective workmanship or construction, or claims for infringement of any patent rights or any intellectual property rights, except for matters that arise out of, pertain to, or relate to the active negligence or willful misconduct of Contractor, or its other agents, other servants, or other independent contractors who are responsible to Contractor, or for defects in design furnished by those persons, or to the extent the matters do not arise out of the scope of Work of the Customer pursuant to the applicable Work documents.

Liability: Contractor hereby disclaims any and all obligations owed by the Customer to any third party unless agreed to in a separate written agreement by both Parties. Unless set forth herein or specifically acknowledged in writing and in clear and conspicuous terms requiring the signature of Contractor, then Contractor shall have no liability whatsoever for liquidated damages associated with the Work. Notwithstanding

the above, Contractor is only liable for any liquidated damages to the extent that Customer has actually incurred and paid such liquidated damages to another party and the delays giving rise to the liquidated damages are the legal and proximate result of Contractor's conduct. In addition, nothing herein shall be construed to alter the limitation of liability set forth herein.

Limitation of Liability: IN NO EVENT SHALL JELLYFISH BE LIABLE TO CUSTOMER, ITS EMPLOYEES, SUBCONTRACTORS, AND/OR AGENTS, OR ANY THIRD PARTY, FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES, OR LOST PROFITS FOR ANY CLAIM OR DEMAND OF ANY NATURE OR KIND, ARISING OUT OF ANY WAY RELATING TO THIS AGREEMENT OR THE WORK.

Waivers: Contractor agrees that, as applicable, it will execute and deliver lien waivers to Customer upon completion of the Work and payment of the balance of the Total Amount Due.

Indemnity from Subcontractors: Contractor will hold Customer harmless with respect to claims of Contractor's subcontractors and suppliers.

Relationship of Parties: In all aspects relating to this Agreement, both Parties are acting entirely independent from one another, and not as an agent of the other Party. The Parties shall be responsible for compliance with all laws, rules and regulations involving their respective employees or agents, including but not limited to, employment of labor, hours of labor, health and safety, working conditions and payment of wages, as well as payment and withholding of all taxes. Nothing in this Agreement is intended to give rise to a partnership or joint venture between the Parties or impose upon the Parties any of the duties or responsibilities of partners or joint venturers.

Other Work: Nothing herein shall guarantee that Contractor will perform any additional work for Customer other than the Work agreed to herein, and Customer acknowledges and agrees that Contractor may perform work for other parties, including competitors of Customer.

Contacting the Customer: The Customer hereby consents to be contacted by the Contractor and Contractor's agents and assigns by telephone, email and text with respect to any matter relating to this Agreement.

Notices: All notices concerning or relating to this Agreement shall be in writing and shall be given or made by means of electronic mail, certified or registered mail, express mail or other overnight delivery service, or hand delivery to the Customer at the address shown above, and to the Contractor at Attn: David Steed, 12896 Pony Express Rd Suite 300 Draper, Utah 84020.

Waiver: Failure by either Party to enforce any provision of this Agreement shall not constitute a waiver of such right, or affect the validity of this Agreement or any order relating thereto.

Severability: If any term or other provision of this Agreement is invalid, illegal or incapable of being enforced by any law or public policy, all other terms of this Agreement shall nevertheless remain in full force and effect, so long as the economic or legal substance of the Agreement is not affected in any manner materially adverse to any Party.

Governing Law; Venue: This Agreement shall be governed and construed in accordance with the laws of the State of Utah without regard to conflict of law principles. All disputes arising out of or relating in any way to this Agreement or the Work shall be resolved by the appropriate State and Federal Courts located in Utah. Customer hereby expressly consents to the personal jurisdiction of the State and Federal courts of Utah and waives any objection it may now or hereafter have to the laying of venue of any such action brought in such courts arising from or related to this Agreement or the Work.

Acceptance of Terms: If Customer has received these terms and conditions in this Agreement and fails to sign this Agreement, but nonetheless prompts Contractor to begin Work, then such actions will be deemed to be Customer's acceptance of the terms in this Agreement.

Interpretation: All Parties have had the opportunity to have their own independent counsel review these terms and conditions, and these terms and conditions shall be construed fairly and equally as to all Parties as if drafted jointly by them. Any uncertainty or ambiguity shall not be interpreted against any Party.

Attorney's Fees: In the event it is necessary to use an attorney to collect any amounts owing under this Agreement, or to otherwise enforce any terms of this Agreement, the prevailing Party shall be entitled to recover and collect its reasonable attorney's fees and costs.

Liability Exclusions: Contractor shall have no liability for damage or injury to any of Customer's property unless it was the result of the reckless conduct of Contractor's employees or agents. Customer acknowledges that some parts or aspects of Customer area may be fragile and that despite reasonable care may be damaged in the process of the installation of the equipment and Contractor shall have no fault therefor.

Time of Completion: The Contractor agrees to install the Work in a commercially reasonable timeframe.

Invoicing Disputes: Customer agrees to notify Contractor, in writing, of any error in any invoice within three (3) business days after the delivery of the equipment. Customer's failure to notify Contractor shall be deemed acceptance of the equipment and charges as rendered and set forth in the invoice(s). If Customer fails to notify Contractor in writing of any disputed charge as outlined in this Section, Customer shall be deemed to have accepted all charges and shall waive its right to dispute any such charges in the future. In the event that Customer does not pay the

Access to Property: Customer agrees to provide safe and secure access to the project site during normal working hours and agrees to have the work area free of materials or stored items, and unchained animals. Customer hereby waives, releases, and agrees to indemnify Contractor and Contractor's agents and employees against any and all claims by Customer and third parties resulting from or related to the entry on the property incident to the fulfillment of this Agreement by Customer or Customer's relatives, guests, representatives, agents or invitees, including but not limited to any entry accompanied by Contractor for a scheduled inspection.

Payments Received: Customer agrees that all funds owed to Contractor, but not received from Customer, to the extent those funds result from the labor or materials supplied by Contractor, shall be held in trust for the benefit of Contractor. Customer agrees it has no interest in such funds held by any party. Customer agrees to promptly account for and pay to Contractor all such funds. Customer further irrevocably assigns to Contractor any rights Customer has to all such funds to the extent that sums are justly due to Contractor under this Agreement. All waivers executed by Contractor shall be effective only to the total dollar amount of payments actually received without any bankruptcy filing for ninety (90) days thereafter. Customer agrees that Contractor retains its mechanic's lien, payment bond or other legal rights for unpaid deliveries, regardless of what other waiver documents have been presented to Contractor for signature or restrictive endorsements on checks or any negotiable instruments that may imply otherwise.

Facsimile Signatures and Counterparts: This Agreement may be signed via facsimile or email and in one or more counterparts, each of which when executed shall be deemed an original, and all of which taken together shall constitute one and the same document. The Parties expressly agree that an affirmative email or electronic consent (e.g. "I agrees", "Yes", "I approve", or "I accept") to the Proposal and this Agreement shall suffice for binding the Parties to the terms of this Agreement and pricing thereof.

Español: Si necesita este contrato en español, por favor notifique a su representante de ventas y una copia le será proporcionada antes de firmar.

Larger Print: To accommodate all Customers, Contractor will provide a copy of the Agreement and General Terms and Conditions in larger-sized text upon request.

Entire Agreement: This Agreement contains the entire agreement of the Parties with respect to the Work and shall not be amended or modified without a writing signed by both Parties.





From **Century Fire Protection, LLC**
Agenda Page 17
16333 Bay Vista Drive
Clearwater FL 33760
(727) 530-4521

Quote No. **2030212**

Type Inspection Repair
Prepared By Joshua Larson
Created On 01/29/2026
Valid Until 02/28/2026

Quote For **Cypress Mill Community Clubhouse**

15231 Miller Creek Drive
Sun City Center FL 33573
6562646309

Description of Work

This proposal reflects the quantity and associated price of Portable Extinguishers as per the customer's request. If additional extinguisher repairs are identified during the proposed repair, or additional services are required to maintain compliance, a new proposal will be provided.

- Additional extinguisher(s): \$15.00 each**
- ABC Recharge: \$39.57 per deficient extinguisher**
- Low pressure test: \$16.96 per deficient extinguisher**

If any additional services (e.g. Extinguisher Repairs) are required, a separate quotation will be submitted for consideration and approval. All associated testing and inspection procedures shall be conducted during CFPs normal business hours, 8:00 AM through 5:00 PM, Monday through Friday, excluding CFP recognized holidays. CFP is available to conduct testing and inspection procedures outside of normal business hours at an additional fee, should this be required. An additional fee may also be required, should CFP be denied access to the location, resulting in an additional visit to conduct or complete testing and inspection procedures.

Pricing is based upon information provided to CFP at the time of proposal development or via a physical survey of the location. Additional fees may be required, should CFP discover additional system components while performing test and inspection procedures. This agreement does not include rental fees associated with aerial platforms, additional labor, material for repairs, troubleshooting, or any other effort not stated within this proposal.

Please observe that tax is not included within this proposal and payment terms are Net 30.

This proposal is valid for thirty (30) days from the stated date.

A credit card convenience fee of 3% will be applied to all transactions paid with credit card

Services to be completed

[Portable Extinguishers] Location - Building

Annual Fire Extinguisher Inspection

Estimated Completion: 01/01/2026 to 01/31/2026

Parts, Labor, and Items	Quantity
Extinguisher Certification	4
Extinguisher - Service Charge	1
Compliance Engine Inspection Report Upload Portal Fee	1
	GRAND TOTAL
	\$225.00

Terms and Conditions

TERMS AND CONDITIONS

CANCELLATION

CFPs Proposal, when accepted, and any resulting contract, are not subject to cancellation, suspension, or reduction in amount, except with CFP's written consent and upon terms which reimburse CFP for any costs incurred including overhead and profit not to exceed face value of the agreement.

PRICES

In addition to the prices specified herein, Subscriber shall pay for all extra work requested by Subscriber or made necessary because of incompleteness of or inaccuracy in plans or other information submitted by Subscriber with respect to location, type of occupancy, or other details of work to be performed hereunder. If the work to be furnished hereunder constitutes an addition to Subscribers existing facilities, Prices and delivery and completion dates quoted herein are based on information, if any with respect to layout of such facilities now contained in CFPs engineering records. In the event of layout of Subscribers facilities has been altered, or is altered prior to completion of this contract, Subscriber shall advise CFP of any alterations, and such prices and delivery and completion dates quoted herein shall be changed by CFP as may be required because of such alterations. Unless prices are stated by CFP in this or other documents forming part of this contract, the prices applicable to the extra work performed shall be CFPs prices in effect at that time.

PAYMENT

Subscriber agrees that payment to CFP shall not be contingent upon settlement of any insurance claim of Subscriber. Final payment shall be in all cases due to payment within (30) days after final billing. A service charge will be charged and added to the prices on all payments past due and owed by the Subscriber under this contract, and at a rate of 18% per annum, or if such rate is prohibited under applicable law, then at such lower rate as is the maximum rate permitted to be contracted for under such applicable law. Subscriber shall pay any reasonable attorney fees incurred in the collection of past due accounts.

DELAYS / FORCE MAJEURE

No deadline for completion of work hereunder shall be binding unless agreed to in writing in advance by CFP. CFP shall not be liable for any damage or penalty for any delays, default, or failure to perform due to act of God, acts of omissions of the Subscriber, acts of civil or military authorities, Government regulations or priorities, fires, lightning, severe weather, water, epidemics, quarantine restrictions, war, riots, strikers, differences with workmen, accidents to machinery, car shortages, inability to obtain necessary labor, materials or manufacturing facilities, delay in transportation, defaults of CFPs subcontractors, failure of or delay in furnishing correct or complete information be Subscriber with respect to location, timing, or other details of work to be performed hereunder, impossibility or impracticability or performance of any other causes beyond the control of the CFP, whether or not similar to the foregoing. In the event of any delay caused as aforesaid, the completion of work shall be extended for a period equal to any such delay, and this contract shall not be void or voidable as a result of any such delay. In case work is temporarily discontinued by reason of any of the foregoing all unpaid installments of the contract price, less an amount equal to the value of material and labor not furnished shall be due and payable upon receipt of invoice.

EXCAVATION

When the CFP does the excavating, if water, quick-sand, rocks, or other unforeseen obstructions are encountered or shoring is required, Subscriber shall pay for as extra to the contract price and additional work involved at CFPs price for such work then in effect.

SITE FACILITIES

Subscriber shall furnish access to all necessary facilities for performance of its work by CFP, adequate space for storage and handling of material, Light, water, heat, local telephone, watchman and crane and elevator service, if available, and necessary permits. Keys for all areas, including mechanical, electrical, telephone and rooftop areas, shall be provided to allow access to areas where peripheral devices may be located. If keys are not available, Subscriber agrees to provide the necessary equipment to reach inaccessible equipment and peripheral devices. Subscriber agrees to provide suitable electrical service. If available, blueprints, wiring diagrams or as built drawings shall be provided showing location of all devices connected to the main fire control panel, the fire system(s) and any portable fire extinguishers. Subscriber acknowledges that the fire authorities may require that a copy of inspection reports be furnished, and Subscriber recognizes that those reports may result in requirement by the fire authorities that changes be made in Subscribers premises. Where the wet pipe system is installed, the Subscriber assumes full responsibility for indicating where all dry system(s) low point drains to the CFPs service personnel during the course of the CFPs work, to prevent the possible subsequent freezing of these sections of the piping system(s), if they are not drained.

STRUCTURE AND SITE CONDITIONS

While employees of CFP will exercise reasonable care in this respect, CFP shall be under no responsibility for loss or damage due to the character, condition or user of foundations, walls or other structures not erected by it or resulting for excavation in proximity thereto, nor for damage resulting from concealed piping, wiring, fixtures, or other equipment or condition of water pressure. All shoring or protection of foundations, walls or other structures subject to being disturbed by an excavation required hereunder shall be the responsibility of the Subscriber unless otherwise specified. Subscriber warrants the sufficiency of the structure to support the sprinkler system and its related equipment (including tanks). The Subscriber shall have all things in readiness for installation, including but not limited to, other materials, floor or suitable working base, connections and facilities for erection at the time the materials are delivered. In the event the Subscriber shall fail to have all things in readiness for erection at the time of receipt of the materials at the place of erection the Subscriber shall reimburse CFP for any and all expenses caused by such failure to have things in readiness. Failure to make areas available to CFP during performance in accord with schedules which are the basis of CFPs proposal shall be considered a failure to have all things in readiness for erection in accord with the terms of this contract.

LIMITATIONS OF LIABILITY

CFP shall not be liable for any claim for direct, indirect, or consequential damages whether or not such claim is based in contract or tort or occasioned by CFPs active or passive negligence, including without limitation, damages arising from the use, loss of use, performance or failure of any equipment or systems. Subscriber shall be solely responsible for compliance with all applicable State, federal and local fire codes and other regulatory requirements, including without limitation, the timing and performance of all inspections required by any such authorities. To the maximum extent allowed by law, CFPs liability on any claim for loss or liability

arising out of or connected with this contract or any obligation resulting thereof or the manufacture, fabrication, sale, delivery, inspection, installation or use of any materials or system shall be limited to repair or replacement of materials or workmanship as set forth in the paragraph entitled Warranty and shall in no event exceed the amount paid by the Subscriber for the applicable product or service hereunder. Unless specifically included in the work order, CFP shall not be responsible for any maintenance, repairs, alterations, parts replacement or field adjustments.

WARRANTY

CFP agrees that for a period of ninety (90) days after completion of work performed hereunder, it will, at its expense, repair or replace and defective materials or workmanship supplied or performed by CFP. As used herein, the term defective means failure to conform to professional workmanship standards or with manufacturer specifications. It is understood that the CFP does not warrant the operation of the system or that work or equipment provided by the CFP will detect or prevent the occurrences that the work or equipment was designed to detect or prevent. CFP warrants the products of other manufacturers supplied hereunder only to the extent of the warranty of the respective manufacturer can be passed to the Subscriber. CFPs warranty expressly excludes, without limitation, coverage for any damages, defects, or other conditions associated with or caused by Microbiologically Induced Corrosion (MIC), water or flooding, Mold, defects, misuse, or recall of products or components manufactured by third parties, inadequate water supply, defects in installation by third parties, any sheet rock repair or painting of pipe and CFP shall have no liability or obligation whatsoever with respect to any damages, defects or other conditions associated with or caused by any of the above. For purposes of these Terms and Conditions, MIC includes any electromechanical corrosion process that is concentrated and accelerated by the activity of specific bacteria within a fire sprinkler system, resulting in the premature failure of metallic system components. EXCEPT AS EXPRESSLY SET FORTH HEREIN, CFP DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

IDEMNITY

CFP shall not be liable for claims, losses, or damages arising from any act or omission of Subscriber, including without limitation, Subscribers failure to activate or authorize the operation of any portion of the system or Subscribers modifications, alterations, or adjustments to any of the equipment or systems. Subscriber agrees to indemnify, defend, and hold harmless CFP from and against any and all liability, claims, losses, costs, including reasonable attorneys fees, incurred in connection with any third party claim arising from or related to (i) CFPs provision of products or services hereunder; or (ii) and acts or omissions of Subscriber. CFP reserves the right to select counsel to represent in such action.

CHANGES, ALTERATIONS, ADDITIONS

Changes, Alterations, and additions to the plans, specs, or construction schedule for this contract shall be invalid unless approved in writing by CFP. For any such changed approved by CFP in this manner, which will increase or decrease the cost and expense of work to CFP, there shall be a corresponding increase or decrease in the contract price herein provided. The value of the additional work shall be agreed upon prior to the performance of said work. However, if no agreement is reached prior to the performance of additional work approved in the manner herein described, and CFP elects to continue performance so as to avoid delay, the estimate of CFPs estimating department as to the value of the work shall be deemed acceptable by the Subscriber.

SPRINKLER TESTING

The CFP will only test new work under high pressure and high pressure tests required on the existing sprinkler system(s) will be done as extra to the contract price. All work required to make the existing sprinkler system(s) tight or to rearrange sprinkler lines to ensure proper drainage of such system(s) including any necessary removal of built up scale, Foreign materials, or wet sediment for dry system(s) piping is the responsibility of the Subscriber, and will be done as extra to the contract price. The Subscriber assumes full responsibility for the condition of the existing sprinkler system(s) for water or other damage resulting directly or indirectly from such condition of the application or test or flushing pressures, and for any damage, defects or other conditions associated with or caused by MIC.

ARBITRATION

Any Controversy or claim arising out of or relating to this contract or the breach thereof shall be settled exclusively by arbitration in accordance with the rules of the American Arbitration Association and judgment upon the award rendered by the arbitrator(s) may be entered into any court having jurisdiction thereof. Any Arbitration proceedings shall be held in Atlanta, Georgia.

OVERTIME

Unless otherwise specified by Subscriber, all installation work will be performed during normal business hours. If Subscriber shall require any overtime labor, Subscriber agrees to reimburse CFP for the overtime premium on the same. If overtime labor is required on an emergency basis, Subscriber agrees to reimburse CFP for the same.

INCIDENTAL LOSSES

All loss or damage from any cause (not the fault of the CFP) to the materials, tools, equipment, work or workmen of the CFP or its agents or subcontractors while in or about the premises of the Subscriber shall be borne and paid for by the Subscriber.

DEFAULT

In case of any default by the Subscriber, CFP may declare the contract price or all unpaid installments thereof to be immediately due and payable (whether or not said work shall have been completed). All such remedies of CFP are cumulative and not exclusive. Default by Subscriber shall consist of: Failure to pay an installment of price when due, no demand being necessary, or any act or omission on the part of Subscriber whereby CFP is prevented from completing any work hereunder, or receivership, bankruptcy, assignment for the benefit of creditors or any other form of insolvency proceedings by or against Subscriber or in case the Subscribers premises or sprinkler system shall be attached, liened, seized by process of law and such attachment or lien is not vacated or seizure is not terminated within ten (10) days after its occurrence.

Subscriber agrees to indemnify and hold harmless the CFP from and against any claims, demands or damages, including reasonable attorneys fees, resulting from the enforcement of the Occupational Safety Health Act (Public Law 91-596). In the event that the CFPs employees or others are or may be exposed to asbestos fibers during the performance of this contract, all additional cost necessary to protect such individuals, including but not limited to all cost for Qualified Laboratory Sample Test of any work area for asbestos exposure concentrations, shall be paid by Subscriber and Subscriber agrees to indemnify CFP against all claims, demands, injury or damage arising from such exposure.

GOVERNING LAW

This contract shall be governed by the laws of the State of Georgia, without reference to any conflict of laws principles.

ENTIRE AGREEMENT

This contract, together with any Service Agreement between CFP and Subscriber, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior oral or written agreements. This Agreement may not be amended or modified, except by a further written agreement signed by an authorized representative of CFP. In the event of a conflict between any provision of this contract and any Service Agreement between the CFP and Subscriber, this contract shall govern.

ASSIGNMENT

Subscriber shall not assign the Agreement, or any rights or obligations herein, without the prior written consent of CFP. CFP shall have the right to assign all or any part of this Agreement to another at any time and without the consent of the Subscriber.

SEVERABILITY

Any provision of this Agreement that is prohibited or unenforceable shall not affect the enforceability of the other provisions of this Agreement.

By my signature below, I authorize work to begin and agree to pay the Grand Total according to the terms and conditions of this agreement.

Name: _____ Date: _____

Signature: _____

**MINUTES OF MEETING
CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

5 The regular meeting of the Board of Supervisors of Cypress Mill Community Development District
6 was held on Thursday, January 8, 2026, and called to order at 9:31 a.m. at the Offices of Inframark
7 located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

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

Also present were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Christie Fowler	Inframark Field Supervisor
Johnathan Sciortino	Inframark District Accountant
Angela Savion	On-site Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 9:31 a.m., and a quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Mr. Robare, seconded by Mr. Sharp, with all in favor, the agenda for the January 8, 2026, meeting was approved as presented.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

No audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

Ms. Christie Fowler was introduced as the new Field Supervisor.

41 On MOTION by Mr. Robare, seconded by Mr. Zanikos, with all in
42 favor, a motion to approve \$1,500 of two days of Field work, with
43 two workers on-site for eight hours.

44

45 The list of work will be coordinated with the on-site manager.

46 **B. Accountant Report**

47 Mr. Sciortino provided a high-level overview of their financial status, noting that
48 finances remain healthy and all budget line items are within expected limits with no
49 overages. For next month, the Board requested information regarding the Reserves
50 Account, including whether they are accruing interest and potential opportunities for
51 CDs, CDARs, or similar options.

52 **C. District Counsel**

53 None.

54 **D. District Manager**

55 None.

56 **E. Field Manager**

57 None.

58 **F. District Engineer**

59 None.

60

61 **FIFTH ORDER OF BUSINESS**

Business Items

62 **A. Consideration of Windscreen Proposal for the Pickleball Court**

63 The Board has decided not to proceed with the Windscreen proposal. This should be
64 removed from the agenda moving forward.

65

66 **SIXTH ORDER OF BUSINESS**

Consent Agenda

67 **A. Consideration of the Meeting Minutes on December 11, 2025**

68 **B. Acceptance of the December 2025 Check Registers and O&M Report**

69

70 On MOTION by Mr. Zanikos, seconded by Mr. Sharp, with all in
71 favor, the Board approved the Meeting Minutes from the December
72 11, 2025, meeting and the December 2025 Check Registers and
73 O&M Report as presented.

74

75

76

77

78

79 **SEVENTH ORDER OF BUSINESS**80 **Board of Supervisors' Requests and
Comments**

81 Mr. Zanikos discussed the TECO audit and requested Inframark work with an electrician to repair
82 the suggested items. Inframark will work with the on-site manager to set up a date/time for repairs.

83

84 On MOTION by Mr. Zanikos, seconded by Mr. Sharp, with all in
85 favor, Shady Sails estimate 428 in the amount of \$9,800 was
86 approved.

87

88 The attorney was sent a copy as well as the vendor completed action item.
89 The on-site manager was directed to coordinate with the patio vendor regarding the purchase of
90 new cabana toppers. Ms. Sanchez sent the vendor's contact details to the on-site manager during
91 the meeting.
92 The on-site manager will begin securing proposals for next year's holiday lights. It was requested
93 that the February agenda includes a review of the Clubhouse Policy.

94

95 **EIGHTH ORDER OF BUSINESS****Public Comments**

96 None.

97

98 **NINTH ORDER OF BUSINESS****Adjournment**

99

100 On MOTION by Mr. Robare seconded by Mr. Zanikos, with all in
101 favor, the Board adjourned the meeting at 10:51 a.m.

102

103

104 Secretary

Chairperson

Cypress Mill Community Development District

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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
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GENERAL FUND - 001

001	100232	01/06/26	V00093	TKOT ENTERPRISES LLC	236274	Janitorial Services Jan 2025	janitorial	53800-53970	\$931.66
001	100233	01/06/26	V00073	COMPLETE I.T CORP	18802	EMAIL ACCOUNT Support Jan 2026	email	546001-53970	\$99.00
001	100234	01/06/26	V00012	SPEAREM ENTERPRISES	6292	Dog station pick up Nov & Dec 2025	DOG WASTE STATIONS	546922-53908	\$150.00
001	100235	01/06/26	V00082	ASP POOL AND OUTDOOR SERVICES LLC	29403	Monthly pool services Jan 2026	pool service	534078-53970	\$1,750.00
001	100236	01/06/26	V00016	STRALEY ROBIN VERICKER	27710	Legal Services Nov 2025	PROFESSIONAL SERVICES	531146-51401	\$1,916.50
001	100237	01/06/26	V00019	SITEX AQUATICS LLC	10577-B	Monthly Pond Maint Jan 2026	AQUATIC MAINT.	531085-53908	\$1,065.00
001	100238	01/06/26	V00027	INFRAMARK LLC	167791	Management Fee Jan 2026	MANAGEMENT FEE APRIL 2024	532002-51301	\$772.50
001	100238	01/06/26	V00027	INFRAMARK LLC	167791	Management Fee Jan 2026	MANAGEMENT FEE APRIL 2024	531142-51301	\$1,050.00
001	100238	01/06/26	V00027	INFRAMARK LLC	167791	Management Fee Jan 2026	ACCT SVCS	531150-51301	\$3,536.33
001	100238	01/06/26	V00027	INFRAMARK LLC	167791	Management Fee Jan 2026	DISSEMINATION SVCS	512305-53970	\$13,000.00
001	100239	01/14/26	V00066	PHANTOM FITNESS SERVICES	01092026-C	Cypress MILL Phantom Fitness Jan 2026	fitness	546115-53970	\$1,099.31
001	100240	01/14/26	V00018	GRAU AND ASSOCIATES	28417	Audit FYE 09/2025	GRAU AND ASSOCI	532002-51301	\$1,500.00
001	100241	01/14/26	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-18560	Water management contract Dec 2025	LANDSCAPE MAINT	546930-53908	\$652.14
001	100242	01/14/26	V00049	REPCO L&O PEST CONTROL	226681	Pest Control Jan 2026	PEST SERVICE	531170-53970	\$120.00
001	100244	01/29/26	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-18735	Landscape Contract - All inclusive contract	LANDSCAPE MAINT	546300-53908	\$26,249.33
001	100245	01/29/26	V00073	COMPLETE I.T CORP	15629	Deposit for new cameras/FOB for clubhouse	new equipment	568018-53970	\$27,286.48
001	100246	01/29/26	V00027	INFRAMARK LLC	169016	Postage Jan 2026	MANAGEMENT FEE APRIL 2024	51024-51301	\$10.62
001	100247	01/29/26	V00098	SHADY SAILS LLC	223	SHADE SAIL INSTALL	Miscellaneous Maintenance	546922-53908	\$4,900.00
001	100248	01/29/26	V00012	SPEAREM ENTERPRISES	6295	Dog station empty Jan 2026	DOG WASTE STATIONS	531155-57201	\$150.00
001	100249	01/29/26	V00066	PHANTOM FITNESS SERVICES	01262026-C	Phantom Fitness Services Jan 1016	bike	546115-53970	\$933.65
001	100250	01/29/26	V00090	QUILL LLC	46784680	clubhouse supplies	quill	551003-53970	\$152.99
001	100250	01/29/26	V00090	QUILL LLC	46778386	cleaning supplies Dec 2025	quill	551003-53970	\$174.84
001	100250	01/29/26	V00090	QUILL LLC	46807135	Supplies for clubhouse Dec 2025	quill	551003-53970	\$91.99
001	100251	01/29/26	V00016	STRALEY ROBIN VERICKER	27864	Legal Services Jan 2026	PROFESSIONAL SERVICES	531146-51401	\$2,795.00
001	1914	01/08/26	V00097	MILTON VILLATORO	010625-	Reimbursement of cancelled reservation	reimbursement	546001-53970	\$250.00
001	1916	01/13/26	V00096	W. Chester McKinney	2025-03	REIMBURSEMENT	REIMB	546922-53908	\$57.08
001	1917	01/16/26	V00040	JASON ROBARE	JR-010826	WORKSHOP 1/7/26 & MEETING 1/8/26	Supervisor Fees	511100-51301	\$400.00
001	1918	01/16/26	V00065	JOHN STEVEN ZANIKOS	JZ-010826	WORKSHOP 1/7/26 & MEETING 1/8/26	Supervisor Fees	511100-51101	\$400.00
001	1919	01/16/26	V00071	WILLIAM LEWIS SHARP	WS-010826	WORKSHOP 1/7/26 & MEETING 1/8/26	Supervisor Fees	511100-51301	\$400.00
001	1920	01/16/26	V00035	HAROLD ANTHONY SEABROOK	HS-010826	WORKSHOP 1/7/26 & MEETING 1/8/26	Supervisor Fees	511100-51301	\$400.00
001	300090	01/13/26	V00051	BOCC ACH	122325-6494-ACH	water sewage Dec 2025	WATER	543018-53600	\$707.02
001	300091	01/12/26	V00099	DOORKING, INC ACH	2670712 ACH	DOORKING SVCS	Payroll - Amenities	512305-53970	\$286.95
001	300092	01/22/26	V00026	TECO ACH	010726-5825-ACH	ELECTRIC	Utility - Electric	543041-53150	\$11,429.62
001	300096	01/29/26	V00026	TECO ACH	010826-9291-ACH	TECO Jan 8 2026	ELECTRIC	543041-53150	\$2,698.63
001	300097	01/26/26	V00063	WASTE MANAGEMENT - ACH	0217907-2206-6- ACH	ELECTRIC	Utility - Electric	543041-53150	\$781.86
001	300098	01/07/26	V00058	CHARTER COMMUNICATIONS	2432049120825- ACH	TV & INTERNET SVCS	Dues, Licenses, Subscriptions	554020-51301	\$623.01
001	300099	01/26/26	V00058	CHARTER COMMUNICATIONS	2432049010826- ACH	TV & INTERNET SVCS	Dues, Licenses, Subscriptions	554020-51301	\$302.03
001	DD194	01/29/26	V00026	TECO ACH	010826-7103-ACH	TECO Jan 8 2026	ELECTRIC	543041-53150	\$206.66
001	DD194	01/29/26	V00026	TECO ACH	010826-7103-ACH	Credit Memo 000029	ELECTRIC	543041-53150	(\$7.70)
001	DD195	01/29/26	V00026	TECO ACH	010826-1113-ACH	TECO Jan 8 2026	ELECTRIC	543041-53150	\$1,461.17
001	DD195	01/29/26	V00026	TECO ACH	010826-1113-ACH	Credit Memo 000028	ELECTRIC	543041-53150	(\$42.26)
001	DD196	01/29/26	V00026	TECO ACH	010826-3471-ACH	TECO Jan 8 2026	ELECTRIC	543041-53150	\$31.22
001	DD196	01/29/26	V00026	TECO ACH	010826-3471-ACH	Credit Memo 000027	ELECTRIC	543041-53150	(\$0.61)

Fund Total **\$110,772.02****SERIES 2018 DEBT SERVICE FUND - 200**

200	1913	01/06/26	V00023	CYPRESS MILL CDD	12192025-755	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 755	SERIES 2018 FY26 TAX DIST ID 755	103200	\$7,177.46
200	1915	01/08/26	V00023	CYPRESS MILL CDD	01062026 -758	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 758	SERIES 2018 FY26 TAX DIST ID 758	103200	\$1,590.63
								Fund Total	\$8,768.09

SERIES 2020 DEBT SERVICE FUND - 201

201	1913	01/06/26	V00023	CYPRESS MILL CDD	12192025-755	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 755	SERIES 2020- FY 26TAX DIST ID DIST 755	103200	\$6,633.08
201	1915	01/08/26	V00023	CYPRESS MILL CDD	01062026 -758	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 758	SERIES 2020 FY26 TAX DIST ID 758	103200	\$1,469.99

Cypress Mill Community Development District

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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
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Fund Total	\$8,103.07
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SERIES 2023 DEBT SERVICE FUND - 202

202	1913	01/06/26	V00023	CYPRESS MILL CDD	12192025-755	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 755	SERIES 2023 FY26 TAX DIST ID 755	103200	\$5,424.42
202	1915	01/08/26	V00023	CYPRESS MILL CDD	01062026 -758	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 758	SERIES 2023 FY26 TAX DIST ID 758	103200	\$1,202.13

Fund Total	\$6,626.55
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Total Checks Paid	\$134,269.73
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CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ASP POOL AND OUTDOOR SERVICES LLC	1/1/2026	29403	\$1,750.00			pool service
DOORKING, INC ACH	11/19/2025	2670712 ACH	\$286.95			DOORKING SVCS
GRAU AND ASSOCIATES	1/5/2026	28417	\$1,500.00			GRAU AND ASSOCI
HOMERIVER GROUP	10/1/2025	210931A	\$3,045.31			Payroll Taxes
INFRAMARK LLC	1/2/2026	1677791	\$772.50			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	1/2/2026	1677791	\$1,050.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	1/2/2026	1677791	\$3,536.33			ACCT SVCS
INFRAMARK LLC	1/2/2026	1677791	\$13,000.00	\$18,358.83	\$18,358.83	DISSEMINATION SVCS
STRALEY ROBIN VERICKER	1/16/2026	27864	\$2,795.00			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$27,736.09			
Utilities						
BOCC ACH	12/23/2025	122325-6494-ACH	\$707.02			WATER
TECO ACH	12/8/2025	120825-3471-ACH	\$30.93			ELECTRIC
TECO ACH	12/8/2025	120825-7103-ACH	\$201.36			ELECTRIC
TECO ACH	12/8/2025	120825-9291-ACH	\$2,698.63			ELECTRIC
TECO ACH	12/8/2025	120825-1113-ACH	\$1,442.86			ELECTRIC
TECO ACH	1/7/2026	010726-5825-ACH	\$11,429.62			ELECTRIC
TECO ACH	1/8/2026	010826-9291-ACH	\$2,698.63			ELECTRIC
TECO ACH	1/8/2026	010826-7103-ACH	\$206.66			ELECTRIC
TECO ACH	1/8/2026	010826-1113-ACH	\$1,461.17			ELECTRIC
TECO ACH	1/8/2026	010826-3471-ACH	\$31.22	\$20,201.08		ELECTRIC
WASTE MANAGEMENT - ACH	12/29/2025	0217907-2206-6-ACH	\$781.86			ELECTRIC
Utilities Subtotal			\$21,689.96			

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
COMPLETE I.T CORP	1/1/2026	18802	\$99.00			email
COMPLETE I.T CORP	12/29/2025	15629	\$27,286.48		\$27,385.48	new equipment
HAROLD ANTHONY SEABROOK	1/8/2026	HS-010826	\$400.00			WORKSHOP 1/7/26 & MEETING 1/8/26
INFRAMARK LLC	1/20/2026	169016	\$10.62			MANAGEMENT FEE APRIL 2024
JASON ROBARE	1/8/2026	JR-010826	\$400.00			WORKSHOP 1/7/26 & MEETING 1/8/26
JAYMAN ENTERPRISES LLC	1/22/2026	4385	\$425.00			jayman
JOHN STEVEN ZANIKOS	1/8/2026	JZ-010826	\$400.00			WORKSHOP 1/7/26 & MEETING 1/8/26
MILTON VILLATORO	1/6/2026	01062025 CK	\$250.00			REIMBURSE
MILTON VILLATORO	1/6/2025	010625-	\$250.00		\$500.00	reimbursement
PHANTOM FITNESS SERVICES	1/9/2026	01092026-C	\$1,099.31			fitness
PHANTOM FITNESS SERVICES	1/26/2026	01262026-C	\$933.65		\$2,032.96	bike
QUILL LLC	12/1/2025	46780392	\$24.99			supplies
QUILL LLC	12/1/2025	46778588	\$81.79			SUPPLIES
QUILL LLC	12/2/2025	46784680	\$152.99			quill
QUILL LLC	12/1/2025	46778386	\$174.84			quill
QUILL LLC	12/3/2025	46807135	\$91.99		\$526.60	quill
REPCO L&O PEST CONTROL	1/6/2026	226681	\$120.00			PEST SERVICE
SHADY SAILS LLC	1/13/2026	223	\$4,900.00			SHADE SAIL INSTALL
SITEX AQUATICS LLC	1/1/2026	10577-B	\$1,065.00			AQUATIC MAINT.
SPEAREM ENTERPRISES	1/21/2026	6295	\$150.00			DOG WASTE STATIONS
STEADFAST CONTRACTORS ALLIANCE	12/23/2025	SA-18560	\$652.14			LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	1/5/2026	SA-18735	\$26,249.33		\$26,901.47	LANDSCAPE MAINT
TKOT ENTERPRISES LLC	1/12/2026	237231	\$268.75			cleaning
TKOT ENTERPRISES LLC	2/1/2026	237541	\$698.75		\$967.50	janitorial
W. Chester McKinney	12/30/2025	2025-03	\$57.08			REIMB
WILLIAM LEWIS SHARP	1/8/2026	WS-010826	\$400.00			WORKSHOP 1/7/26 & MEETING 1/8/26
Regular Services Subtotal			\$66,641.71			
Additional Services						
CYPRESS MILL CDD	12/19/2025	12192025-755	\$6,633.08			SERIES 2020- FY 26TAX DIST ID DIST 755

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CYPRESS MILL CDD	12/19/2025	12192025-755	\$7,177.46			SERIES 2018 FY26 TAX DIST ID 755
CYPRESS MILL CDD	12/19/2025	12192025-755	\$5,424.42	\$19,234.96		SERIES 2023 FY26 TAX DIST ID 755
CYPRESS MILL CDD	1/6/2026	01062026 -758	\$1,590.63			SERIES 2018 FY26 TAX DIST ID 758
CYPRESS MILL CDD	1/6/2026	01062026 -758	\$1,469.99			SERIES 2020 FY26 TAX DIST ID 758
CYPRESS MILL CDD	1/6/2026	01062026 -758	\$1,202.13	\$4,262.75	\$23,497.71	SERIES 2023 FY26 TAX DIST ID 758
Additional Services Subtotal			\$23,497.71			
TOTAL			\$139,565.47			



219 Flamingo Ave Unit
3485
Apollo Beach, FL 33572
813-322-5270

Invoice #29403 01/01/2026

DUE ON 01/15/2026

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
01/01/2026 - 01/31/2026	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

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://aspssouthshorefl.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.

[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:

DoorKing Inc.

IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS IM/VoIP Subscription

INVOICE (Supplementary)

INVOICE #
2670712
INVOICE DATE
January 12, 2026

SUBSCRIBER

William Chester
MCKINNEY
Inframark
15231 Miller Creek Drive
Sun City Center, Florida
33573

User ID: **CypressMills**

Period Starts: November 19, 2025
Period Ends: November 18, 2026

Previous Balance: \$286.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$286.95)
New Charges: \$0.00
Total Amount Due: \$0.00 USD

Payments

Date	Details	Amount
1/12/2026	Visa ****X Transaction X (DKS swipe machine) - Transaction ID: 81407886753	(\$286.95)

IM Systems

From	To	Name	Phone	MC	Tenants	Amount
11/19/2025	11/18/2026		813 938 4474	9999	1903	\$0.00

Summary	Total Amount Due
Paid in full.	\$0.00 USD

Grau and Associates

1001 W. Yamato Road, Suite 301
 Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Cypress Mill Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607*

*Invoice No. 28417
 Date 01/05/2026*

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
167791

DATE
1/2/2026

CUSTOMER ID
C2296

NET TERMS
Due On Receipt

PO#

DUE DATE
1/2/2026

Services provided for the Month of: January 2026

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
Amenities Staff/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.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
CYPRESS MILL CDD	2339396494	12/23/2025	Agenda Page 103 01/13/2026

Service Address: 15231 MILLER CREEK DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	11/19/2025	55912	12/18/2025	56279	36700 GAL	ACTUAL	WATER

Service Address Charges

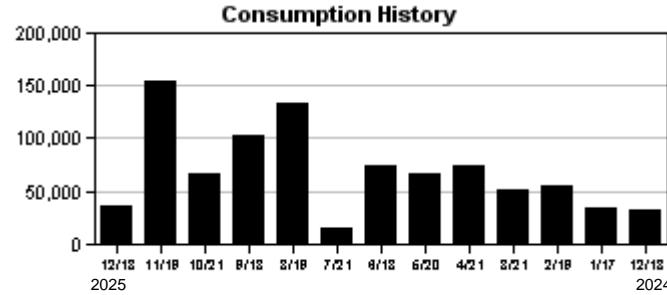
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$110.83
Water Base Charge	\$80.39
Water Usage Charge	\$55.09
Sewer Base Charge	\$194.70
Sewer Usage Charge	\$259.47

Summary of Account Charges

Previous Balance	\$2,400.65
Net Payments - Thank You	\$-2,400.65
Total Account Charges	\$707.02
AMOUNT DUE	\$707.02

Notice

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



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 2339396494



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



Single-Piece

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

7010

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



0023393964947 00000707026



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

TampaElectric.com

Statement Date: December 08, 2025

Agenda Page 104

Amount Due: \$30.93

Due Date: December 29, 2025

Account #: 211029203471

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$29.98

Payment(s) Received Since Last Statement -\$29.98

Current Month's Charges \$30.93

Amount Due by December 29, 2025 \$30.93

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

00004331-0009475-Page 7 of 14

Your Energy Insight



Your average daily kWh used was 0% higher than the same period last year.

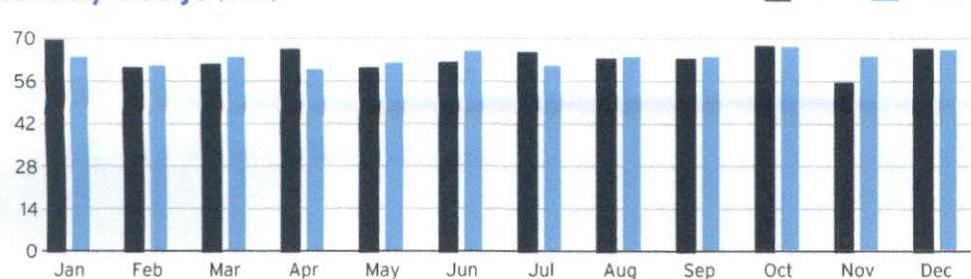


Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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: December 29, 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.

Amount Due: \$30.93

Payment Amount: \$ _____

657557234616

Your account will be drafted on December 29, 2025

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.





Service For: 7306 OZELLO TRAIL AVE
7306 OZELLO TRAIL AVE
A, RUSKIN, FL 33573-0174

Agenda Page 105
Account #: 211029203471
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851313	12/02/2025	1,730	1,664	66 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	66 kWh @ \$0.08641/kWh	\$5.70
Fuel Charge	66 kWh @ \$0.03391/kWh	\$2.24
Storm Protection Charge	66 kWh @ \$0.00577/kWh	\$0.38
Clean Energy Transition Mechanism	66 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	66 kWh @ \$0.02121/kWh	\$1.40
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.93

Total Current Month's Charges **\$30.93**

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

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



TampaElectric.com

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

Statement Date: December 08, 2025
Agenda Page 106

Amount Due: **\$201.36**

Due Date: December 29, 2025
Account #: 211032557103

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$181.92

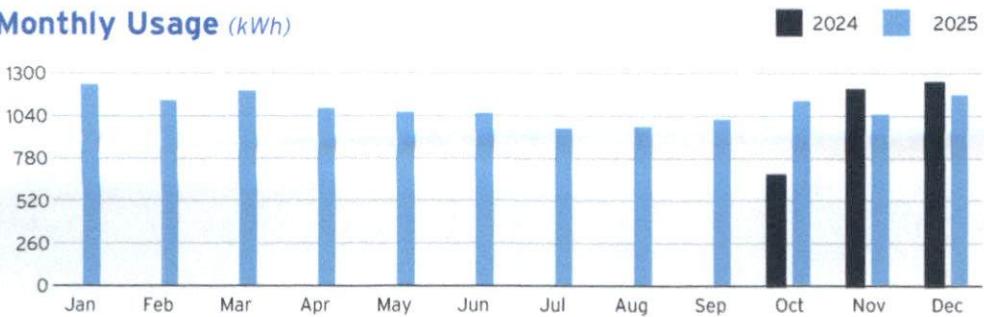
Payment(s) Received Since Last Statement -\$181.92

Current Month's Charges **\$201.36**

Amount Due by December 29, 2025 **\$201.36**

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

Monthly Usage (kWh)



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

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

Account #: 211032557103

Due Date: December 29, 2025

Amount Due: **\$201.36**

Payment Amount: \$ _____

690890417980

Your account will be
drafted on December 29, 2025

Mail payment to:

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

CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Make check payable to: TECO

Please write your account number on the memo line of your check.

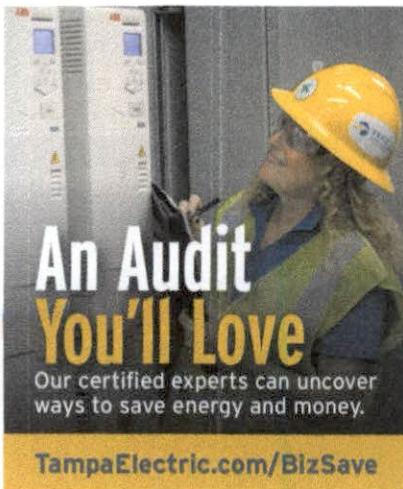
Your Energy Insight

Your average daily kWh used was **7.69% lower** than the same period last year.

Your average daily kWh used was **5.88% higher** than it was in your previous period.



Scan here to view
your account online.



Pay your bill online at TampaElectric.com

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6

00004331-0009477-Page 11 of 14



Service For: 7306 OZELLO TRAIL AVE
7306 OZELLO TRAIL AVE
LIFT STN, RUSKIN, FL 33573-0174

Agenda Page 107
Account #: 211032557103
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Meter Location: LIFT STATION

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851610	12/02/2025	76,836	-	75,673	=	1,163 kWh	1	32 Days

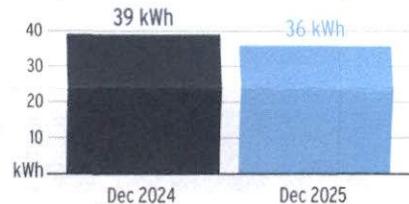
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,163 kWh @ \$0.08641/kWh	\$100.49
Fuel Charge	1,163 kWh @ \$0.03391/kWh	\$39.44
Storm Protection Charge	1,163 kWh @ \$0.00577/kWh	\$6.71
Clean Energy Transition Mechanism	1,163 kWh @ \$0.00418/kWh	\$4.86
Storm Surcharge	1,163 kWh @ \$0.02121/kWh	\$24.67
Florida Gross Receipt Tax		\$5.03
Electric Service Cost		\$201.36

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges **\$201.36**

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

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



CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
CYPRESS MILLER CREEK PH 3, SOLAR
RUSKIN, FL 33573

Statement Date: December 08, 2025

Agenda Page 108

Amount Due: **\$2,698.63**

Due Date: December 29, 2025

Account #: 221008949291

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$2,698.63

Payment(s) Received Since Last Statement -\$2,698.63

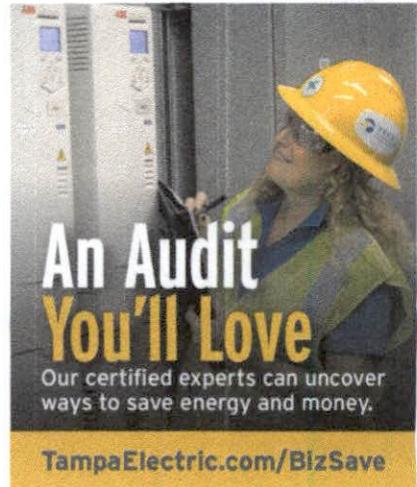
Current Month's Charges **\$2,698.63**

Amount Due by December 29, 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.



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 #: 221008949291

Due Date: December 29, 2025



Amount Due: **\$2,698.63**

Payment Amount: \$ _____

678544800753

Your account will be

drafted on December 29, 2025

Mail payment to:

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

00004333 FTECO112082523360510 00000 03 00000000 18914 002
CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Make check payable to: TECO

Please write your account number on the memo line of your check.





Service For:
CYPRESS MILLER CREEK PH 3
SOLAR, RUSKIN, FL 33573

Agenda Page 109
Account #: 221008949291
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Service Period: Nov 01, 2025 - Dec 02, 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

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

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

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

Contact Us

Online:

TampaElectric.com

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Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



CYPRESS MILL COMMUNITY DEVELOPMENT
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33573

Statement Date: December 08, 2025
Agenda Page 110

Amount Due: \$1,442.86

Due Date: December 29, 2025

Account #: 211030331113

DO NOT PAY. Your account will be drafted on December 29, 2025

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$1,388.32

Payment(s) Received Since Last Statement -\$1,388.32

Current Month's Charges \$1,442.86

Amount Due by December 29, 2025 \$1,442.86

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

00004331-0008472-Page 1 of 14

Your Energy Insight



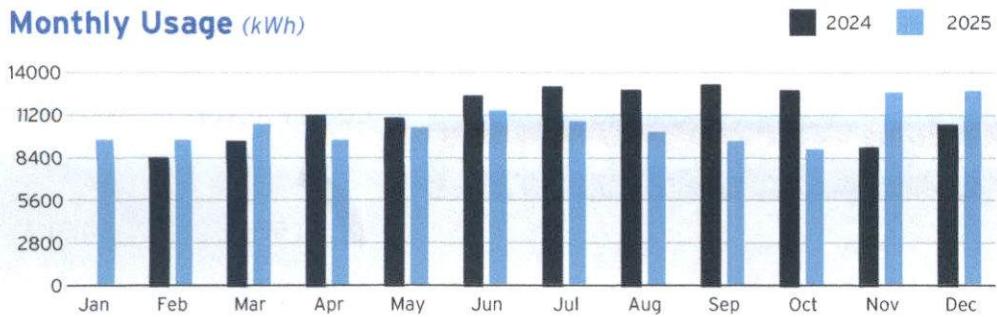
Your average daily kWh used was **22.32% higher** than the same period last year.



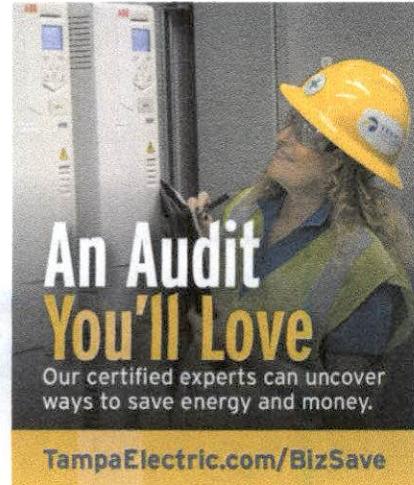
Your peak billing demand was **6.06% lower** than the same period last year.



Scan here to view your account online.



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 #: 211030331113

Due Date: December 29, 2025

Amount Due: \$1,442.86

Payment Amount: \$ _____

673606539746

Your account will be drafted on December 29, 2025

Mail payment to:

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

00004331 FTECO112082523360510 00000 03 00000000 18912 007
CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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





Service For:
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33573

Agenda Page 111

Account #: 211030331113

Statement Date: December 08, 2025

Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000755286	12/02/2025	29,526	-	16,721	=	12,805 kWh	1	32 Days
1000755286	12/02/2025	30.59	-	0	=	30.59 kW	1	32 Days

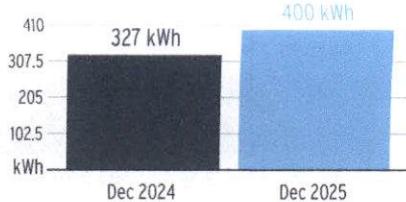
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	31 kW @ \$18.07000/kW	\$560.17
Energy Charge	12,805 kWh @ \$0.00773/kWh	\$98.98
Fuel Charge	12,805 kWh @ \$0.03391/kWh	\$434.22
Capacity Charge	31 kW @ \$0.30000/kW	\$9.30
Storm Protection Charge	31 kW @ \$2.08000/kW	\$64.48
Energy Conservation Charge	31 kW @ \$0.93000/kW	\$28.83
Environmental Cost Recovery	12,805 kWh @ \$0.00068/kWh	\$8.71
Clean Energy Transition Mechanism	31 kW @ \$1.15000/kW	\$35.65
Storm Surcharge	12,805 kWh @ \$0.01035/kWh	\$132.53
Florida Gross Receipt Tax		\$36.07
Electric Service Cost		\$1,442.86

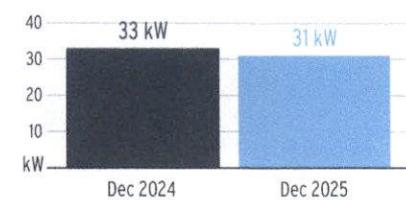
Total Current Month's Charges

\$1,442.86

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

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



TampaElectric.com

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

Statement Date: January 07, 2026
Agenda Page 112

Amount Due: \$11,429.62

Due Date: January 22, 2026

Account #: 321000025825

DO NOT PAY. Your account will be drafted on January 22, 2026

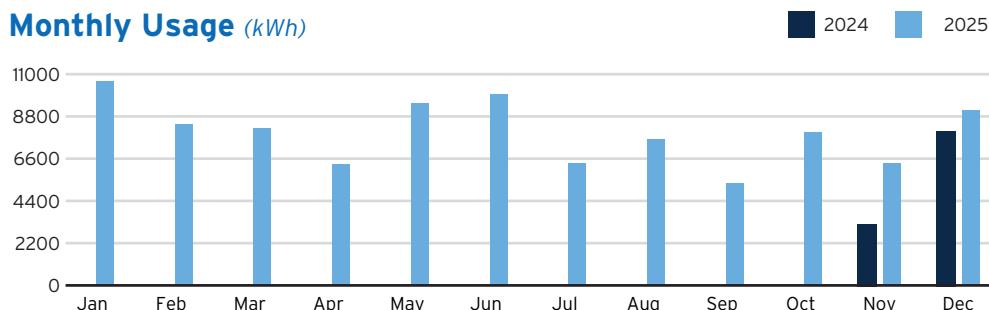
Account Summary

Previous Amount Due	\$11,293.76
Payment(s) Received Since Last Statement	-\$11,294.73
Miscellaneous Credits	-\$300.92
Credit Balance After Payments and Credits	-\$301.89
Current Month's Charges	\$11,731.51

Amount Due by January 22, 2026 **\$11,429.62**

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

Monthly Usage (kWh)



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

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

Account #: 321000025825

Due Date: January 22, 2026

Amount Due: \$11,429.62

Payment Amount: \$ _____

700500003613

Your account will be
drafted on January 22, 2026



Pay your bill online at TampaElectric.com

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

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

CYPRESS 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	12/04/2025	30,417	-	29,722	=	695 kWh	1	30 Days	\$138.12

 11.0%

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	12/02/2025	94,178	-	92,968	=	1,210 kWh	1	32 Days	\$208.67

 32.2%

Continued on next page →

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Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Hearing Impaired/TTY:

7-1-1

Phone:

Power Outage:

Commercial Customer Care:

877-588-1010

Residential Customer Care:

Energy-Saving Programs:

813-223-0800 (Hillsborough)

813-275-3909

863-299-0800 (Polk County)

863-

888-223-0800 (All Other Counties)

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	12/02/2025	31,932	-	26,476	=	5,456 kWh	1	32 Days	\$868.34
							 78.7%		

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	12/04/2025	4,696	-	4,577	=	119 kWh	1	30 Days	\$41.08
							 7.2%		

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	12/02/2025	1,048	-	975	=	73 kWh	1	32 Days	\$34.74
							 2.8%		

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	12/02/2025	0	-	0	=	0 kWh	1	32 Days	\$22.43

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	12/03/2025	33,040	-	31,445	=	1,595 kWh	1	33 Days	\$291.87
							 1.7%		

Total Current Month's Charges

\$11,731.51



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

Service Period: 11/05/2025 - 12/04/2025

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**



Miscellaneous Credits

Interest for Cash Security Deposit	-\$154.02
Total Current Month's Credits	-\$154.02

Billing information continues on next page →



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

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



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

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Miscellaneous Credits

Interest for Cash Security Deposit	-\$27.40
Total Current Month's Credits	-\$27.40

Billing information continues on next page →



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

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Miscellaneous Credits

Interest for Cash Security Deposit	-\$65.40
Total Current Month's Credits	-\$65.40

Billing information continues on next page →



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

Meter Read

Service Period: 11/05/2025 - 12/04/2025

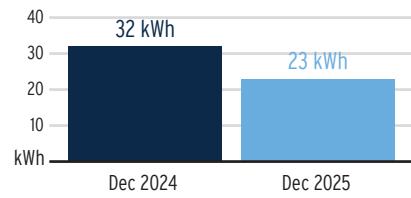
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	12/04/2025	30,417	-	29,722	=	695 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	695 kWh @ \$0.08641/kWh	\$60.05
Fuel Charge	695 kWh @ \$0.03391/kWh	\$23.57
Storm Protection Charge	695 kWh @ \$0.00577/kWh	\$4.01
Clean Energy Transition Mechanism	695 kWh @ \$0.00418/kWh	\$2.91
Storm Surcharge	695 kWh @ \$0.02121/kWh	\$14.74
Florida Gross Receipt Tax		\$3.18
Electric Service Cost		\$127.36
State Tax		\$10.76
Total Electric Cost, Local Fees and Taxes		\$138.12

Avg kWh Used Per Day



Current Month's Electric Charges **\$138.12**

Miscellaneous Credits		
Interest for Cash Security Deposit		-\$4.63
Total Current Month's Credits		-\$4.63

Billing information continues on next page →



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

Meter Read

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	12/02/2025	94,178		92,968		1,210 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,210 kWh @ \$0.08641/kWh	\$104.56
Fuel Charge	1,210 kWh @ \$0.03391/kWh	\$41.03
Storm Protection Charge	1,210 kWh @ \$0.00577/kWh	\$6.98
Clean Energy Transition Mechanism	1,210 kWh @ \$0.00418/kWh	\$5.06
Storm Surcharge	1,210 kWh @ \$0.02121/kWh	\$25.66
Florida Gross Receipt Tax		\$5.22
Electric Service Cost		\$208.67

Avg kWh Used Per Day



Current Month's Electric Charges **\$208.67**



Miscellaneous Credits

Interest for Cash Security Deposit	-\$4.24
Total Current Month's Credits	-\$4.24

Billing information continues on next page →



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

Meter Read

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	12/02/2025	31,932		26,476		5,456 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	5,456 kWh @ \$0.08641/kWh	\$471.45
Fuel Charge	5,456 kWh @ \$0.03391/kWh	\$185.01
Storm Protection Charge	5,456 kWh @ \$0.00577/kWh	\$31.48
Clean Energy Transition Mechanism	5,456 kWh @ \$0.00418/kWh	\$22.81
Storm Surcharge	5,456 kWh @ \$0.02121/kWh	\$115.72
Florida Gross Receipt Tax		\$21.71
Electric Service Cost		\$868.34

Avg kWh Used Per Day



Current Month's Electric Charges **\$868.34**



Miscellaneous Credits

Interest for Cash Security Deposit	-\$6.74
Total Current Month's Credits	-\$6.74

Billing information continues on next page →



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

Meter Read

Service Period: 11/05/2025 - 12/04/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	12/04/2025	4,696	-	4,577	=	119 kWh	1	30 Days

Charge Details

Electric Charges	
Daily Basic Service Charge	30 days @ \$0.63000
Energy Charge	119 kWh @ \$0.08641/kWh
Fuel Charge	119 kWh @ \$0.03391/kWh
Storm Protection Charge	119 kWh @ \$0.00577/kWh
Clean Energy Transition Mechanism	119 kWh @ \$0.00418/kWh
Storm Surcharge	119 kWh @ \$0.02121/kWh
Florida Gross Receipt Tax	\$0.95
Electric Service Cost	\$37.88
State Tax	\$3.20
Total Electric Cost, Local Fees and Taxes	\$41.08

Avg kWh Used Per Day



Current Month's Electric Charges **\$41.08**

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.14
Total Current Month's Credits	-\$1.14

Billing information continues on next page →



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

Meter Read

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	12/02/2025	1,048		975		73 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	73 kWh @ \$0.08641/kWh	\$6.31
Fuel Charge	73 kWh @ \$0.03391/kWh	\$2.48
Storm Protection Charge	73 kWh @ \$0.00577/kWh	\$0.42
Clean Energy Transition Mechanism	73 kWh @ \$0.00418/kWh	\$0.31
Storm Surcharge	73 kWh @ \$0.02121/kWh	\$1.55
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$32.03
State Tax		\$2.71
Total Electric Cost, Local Fees and Taxes		\$34.74

Avg kWh Used Per Day



Current Month's Electric Charges **\$34.74**



Miscellaneous Credits

Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



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

Meter Read

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	12/02/2025	0		0		0 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68
State Tax		\$1.75
Total Electric Cost, Local Fees and Taxes		\$22.43

Avg kWh Used Per Day



Current Month's Electric Charges **\$22.43**



Miscellaneous Credits

Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



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

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Miscellaneous Credits

Interest for Cash Security Deposit	-\$33.75
Total Current Month's Credits	-\$33.75

Billing information continues on next page →



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

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



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

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

Service Period: 11/01/2025 - 12/03/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	12/03/2025	33,040	-	31,445	=	1,595 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	1,595 kWh @ \$0.08641/kWh	\$137.82
Fuel Charge	1,595 kWh @ \$0.03391/kWh	\$54.09
Storm Protection Charge	1,595 kWh @ \$0.00577/kWh	\$9.20
Clean Energy Transition Mechanism	1,595 kWh @ \$0.00418/kWh	\$6.67
Storm Surcharge	1,595 kWh @ \$0.02121/kWh	\$33.83
Florida Gross Receipt Tax		\$6.73
Electric Service Cost		\$269.13
State Tax		\$22.74
Total Electric Cost, Local Fees and Taxes		\$291.87

Avg kWh Used Per Day



Current Month's Electric Charges **\$291.87**

Total Current Month's Charges **\$11,731.51**

Miscellaneous Credits		
Interest for Cash Security Deposit		-\$1.38
Total Current Month's Credits		-\$1.38



CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
CYPRESS MILLER CREEK PH 3, SOLAR
RUSKIN, FL 33573

Agenda Page 128
Statement Date: January 08, 2026

Amount Due: \$2,698.63

Due Date: January 29, 2026

Account #: 221008949291

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

Account Summary

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

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 January 29, 2026 **\$2,698.63**

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



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2025
2026

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

Account #: 221008949291

Due Date: January 29, 2026

Amount Due: \$2,698.63

Payment Amount: \$ _____

688421288604

Your account will be
drafted on January 29, 2026

00003916 FTECO101082623575010 00000 03 00000000 18516 001
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.



Service For:
CYPRESS MILLER CREEK PH 3
SOLAR, RUSKIN, FL 33573

Account #: 221008949291
Statement Date: January 08, 2026
Charges Due: January 29, 2026

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 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

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

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P.O. Box 31318
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Mail your payment in the enclosed envelope.



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



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Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

Statement Date: January 08, 2026
Agenda Page 130

Amount Due: \$198.96

Due Date: January 29, 2026

Account #: 211032557103

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

Account Summary

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

Previous Amount Due	\$201.36
Payment(s) Received Since Last Statement	-\$201.36
Miscellaneous Credits	-\$7.70
Credit balance after payments and credits	-\$7.70
Current Month's Charges	\$206.66

Amount Due by January 29, 2026 \$198.96

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

Your Energy Insight

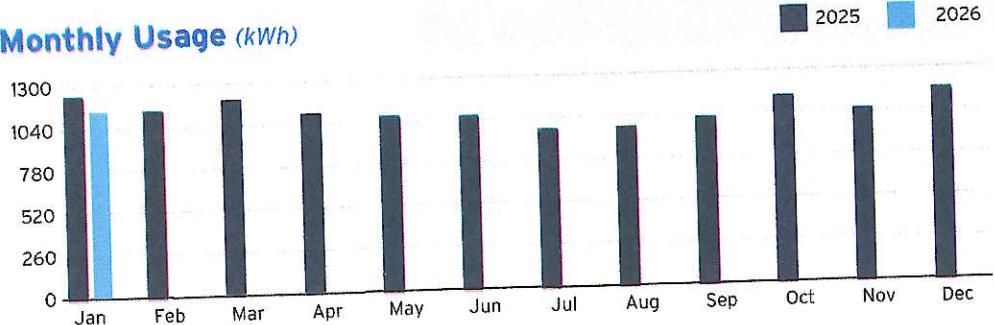
Your average daily kWh used was **7.5% lower** than the same period last year.

Your average daily kWh used was **2.78% higher** than it was in your previous period.



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Monthly Usage (kWh)



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

Account #: 211032557103

Due Date: January 29, 2026

Amount Due: \$198.96

Payment Amount: \$ _____

637804299864

Your account will be
drafted on January 29, 2026

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00003914 FTECO101082623575010 00000 03 00000000 18514 004
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.



Service For:
7306 OZELLO TRAIL AVE
LIFT STN, RUSKIN, FL 33573-0174

Account #: 211032557103
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Meter Read

Meter Location: LIFT STATION

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851610	01/02/2026	77,980	76,836		1,144 kWh	1	31 Days

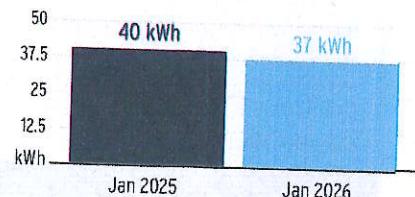
Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1,144 kWh @ \$0.09202/kWh	\$105.27
Fuel Charge	1,144 kWh @ \$0.03516/kWh	\$40.22
Storm Protection Charge	1,144 kWh @ \$0.00568/kWh	\$6.50
Clean Energy Transition Mechanism	1,144 kWh @ \$0.00418/kWh	\$4.78
Storm Surcharge	1,144 kWh @ \$0.02121/kWh	\$24.26
Florida Gross Receipt Tax		\$5.17
Electric Service Cost		\$206.66

Avg kWh Used Per Day



Total Current Month's Charges

\$206.66



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$7.70
Total Current Month's Credits	-\$7.70

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

Ways To Pay Your Bill



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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

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Contact Us

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Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



CYPRESS MILL COMMUNITY DEVELOPMENT
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33573

Statement Date: January 13, 2026
Agenda Page 132
08, 2026

Amount Due: \$1,418.91

Due Date: January 29, 2026

Account #: 211030331113

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

Account Summary

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

Previous Amount Due	\$1,442.86
Payment(s) Received Since Last Statement	-\$1,442.86
Miscellaneous Credits	-\$42.26
Credit balance after payments and credits	-\$42.26
Current Month's Charges	\$1,461.17

Amount Due by January 29, 2026 \$1,418.91

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

Your Energy Insight

Your average daily kWh used was 17.26% higher than the same period last year.

Your peak billing demand was 6.45% higher than the same period last year.



Scan here to view your account online.

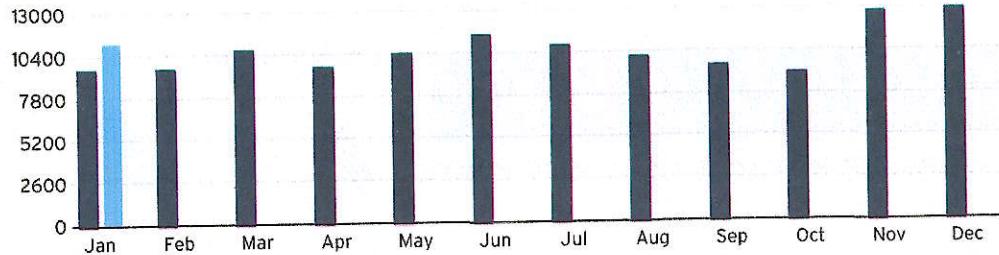
2025
2026

New Year, New Ways to Simplify

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

Get started today at TECOaccount.com.

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 #: 211030331113

Due Date: January 29, 2026

Amount Due: \$1,418.91

Payment Amount: \$ _____

650149914405

Your account will be drafted on January 29, 2026

Mail payment to:

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

CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607



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



Service For:
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33573

Account #: 211030331113
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Meter Read

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

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000755286	01/02/2026	40,679	29,526	=	11,153 kWh	1	31 Days
1000755286	01/02/2026	32.72	0	=	32.72 kW	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	33 kW @ \$19.06000/kW	\$628.98
Energy Charge	11,153 kWh @ \$0.00815/kWh	\$90.90
Fuel Charge	11,153 kWh @ \$0.03516/kWh	\$392.14
Capacity Charge	33 kW @ \$0.72000/kW	\$23.76
Storm Protection Charge	33 kW @ \$2.02000/kW	\$66.66
Energy Conservation Charge	33 kW @ \$0.79000/kW	\$26.07
Environmental Cost Recovery	11,153 kWh @ \$0.00072/kWh	\$8.03
Clean Energy Transition Mechanism	33 kW @ \$1.15000/kW	\$37.95
Storm Surcharge	11,153 kWh @ \$0.01035/kWh	\$115.43
Florida Gross Receipt Tax		\$36.53
Electric Service Cost		\$1,461.17

Total Current Month's Charges **\$1,461.17**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$42.26
Total Current Month's Credits	-\$42.26

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



Service For:
15231 MILLER CREEK DR
SUN CITY CENTER, FL 33573

Account #: 211030331113
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Important Messages

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





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

Statement Date: January 13, 2026

Amount Due: \$30.61

Due Date: January 29, 2026

Account #: 211029203471

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

Account Summary

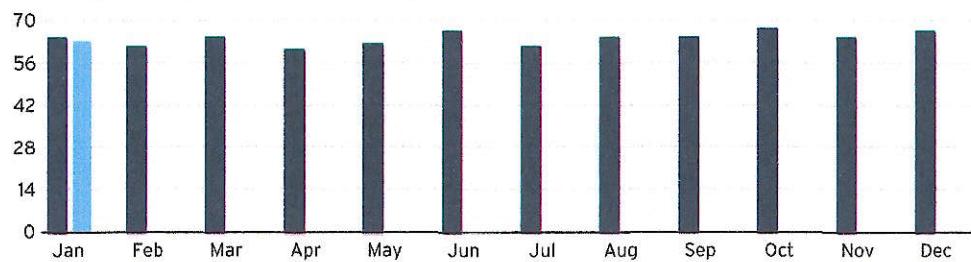
Current Service Period: December 03, 2025 - January 02, 2026

Previous Amount Due	\$30.93
Payment(s) Received Since Last Statement	-\$30.93
Miscellaneous Credits	-\$0.61
Credit balance after payments and credits	-\$0.61
Current Month's Charges	\$31.22

Amount Due by January 29, 2026 **\$30.61**

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

Monthly Usage (kWh)



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

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

Account #: 211029203471

Due Date: January 29, 2026

Amount Due: \$30.61

Payment Amount: \$ _____

645211655287

Your account will be
drafted on January 29, 2026



Pay your bill online at TampaElectric.com

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

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

Mail payment to:

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



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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



Service For:
7306 OZELLO TRAIL AVE
A, RUSKIN, FL 33573-0174

Account #: 211029203471
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Meter Read

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000851313	01/02/2026	1,793	1,730	=	63 kWh	1	31 Days

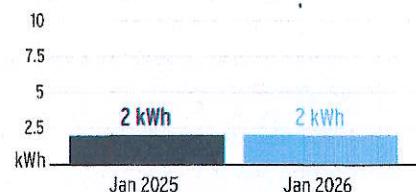
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	63 kWh @ \$0.09202/kWh	\$5.80
Fuel Charge	63 kWh @ \$0.03516/kWh	\$2.22
Storm Protection Charge	63 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	63 kWh @ \$0.02121/kWh	\$1.34
Florida Gross Receipt Tax		\$0.78
Electric Service Cost		\$31.22

Total Current Month's Charges **\$31.22**

Miscellaneous Credits		
Interest for Cash Security Deposit - Electric		-\$0.61
Total Current Month's Credits		-\$0.61

Avg kWh Used Per Day



Important Messages

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

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Ways To Pay Your Bill

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

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



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

Invoice #	18802
Invoice Date	01-01-26
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

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



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

Invoice #	18629
Invoice Date	12-29-25
Balance Due	\$27,286.48

Item	Description	Unit Cost	Quantity	Line Total
50% Project Deposit	== Deposit Invoice for Project == - This is for 50% of the entire project. Your check should reflect this invoice amount. - Please refer to estimate for further details - Please refer to contract for further details - Licenses and Monthlys (if applicable) will be billed separately after 1st month - Remainder balance due net 15 after completion of project	\$27,286.48	1.0	\$27,286.48

Subtotal	\$27,286.48
Tax	\$0.00
Invoice Total	\$27,286.48
Payments	\$0.00
Credits	\$0.00
Balance Due	\$27,286.48

DM- Alba M. Sanchez

MEETING DATE: Jan 7 (workshop) and Jan 8 (Board Meeting) 2026
Cypress Mill CDD

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Anthony Seabrook	Present	Salary Accepted	\$400.00
Jason Robare	Present	Salary Accepted	\$400.00
John Zaniko	Present	Salary Accepted	\$400.00
William Sharp	Present	Salary Accepted	\$400.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
169016

DATE
1/20/2026

CUSTOMER ID
C2296

NET TERMS
Due On Receipt

PO#

DUE DATE
1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	3.54		10.62
Subtotal					10.62

Subtotal	\$10.62
Tax	\$0.00
Total Due	\$10.62

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.

DM- Alba M. Sanchez

MEETING DATE: Jan 7 (workshop) and Jan 8 (Board Meeting) 2026
Cypress Mill CDD

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Anthony Seabrook	Present	Salary Accepted	\$400.00
Jason Robare	Present	Salary Accepted	\$400.00
John Zaniko	Present	Salary Accepted	\$400.00
William Sharp	Present	Salary Accepted	\$400.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
1/22/2026	4385

Bill To
Cypress Mill CDD 2005 Pan Am Circle Suite 300 Tampa, Fl. 33607

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Remove and dispose of items damaged by paint and any other items needing to removed from property	425.00	425.00
All work is complete!			Total \$425.00

DM- Alba M. Sanchez

MEETING DATE: Jan 7 (workshop) and Jan 8 (Board Meeting) 2026
Cypress Mill CDD

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Anthony Seabrook	Present	Salary Accepted	\$400.00
Jason Robare	Present	Salary Accepted	\$400.00
John Zaniko	Present	Salary Accepted	\$400.00
William Sharp	Present	Salary Accepted	\$400.00

CHECK REQUEST FORM

District Name: CYPRESS MILL CDD

Date: 1/6/25

Invoice Number:

Please issue a check to:

Vendor Name: Milton Villatoro

Vendor No.: Request for Reimbursement – Cancelled Clubhouse Event

Check amount: \$250.00

Please code to: misc contingency GL 549900 ORG CODE 53901

Check Description/Reason: Resident Milton Villatoro has cancelled his clubhouse reservation scheduled for 10/18/2025.

Mailing instructions: 15322 Miller Creek Dr

Suncity Center Fl, 33573

Due Date for Check:

Requestor: Angela Savinon

Manager's review: ALBA SANCHEZ

CHECK REQUEST FORM

District Name: CYPRESS MILL CDD

Date: 1/6/25

Invoice Number:

Please issue a check to:

Vendor Name: Milton Villatoro

Vendor No.: Request for Reimbursement – Cancelled Clubhouse Event

Check amount: \$250.00

Please code to: misc contingency GL 549900 ORG CODE 53901

Check Description/Reason: Resident Milton Villatoro has cancelled his clubhouse reservation scheduled for 10/18/2025.

Mailing instructions: 15322 Miller Creek Dr

Suncity Center Fl, 33573

Due Date for Check:

Requestor: Angela Savinon

Manager's review: ALBA SANCHEZ

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: 01/09/2026
INV#01092026-C
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Labor	1	\$ 414.38	\$ 414.38
Hardware Replacement	4	\$ 85.00	\$ 340.00
Cardio repair	3	\$ 95.00	\$ 285.00
		Subtotal	\$ 1,039.38
		Shipping	\$ 59.93
		Tax	Exempt
		Total	\$ 1,099.31

Notes: Repairs complete.

Thank you!

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: 01/26/2026
INV#01262026-C
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Service	1	\$ 414.38	\$ 414.38
Repair to Cycle Bike	2	\$ 85.00	\$ 170.00
Multi-Attachment replacement	3	\$ 95.00	\$ 285.00
		Subtotal	\$ 869.38
		Shipping	\$ 64.27
		Tax	Exempt
		Total	\$ 933.65

Notes: Repairs complete.

Thank you!



PO Box 37600
Philadelphia, PA 19101-0600

Agenda Page 151

Invoice

Order Date: 12/01/2025
Ship Date: 12/02/2025
Invoice Date: 12/01/2025
Due Date: 12/31/2025
TIN: 04-2896127

Sold To:

Ship To:

Inframark - Cypress Mill Cdd
George Fabrizio
15231 Miller Creek Drive 1
Sun City Center FL 33573

INFRAMARK MANAGEMENT SERVICES
Alba Sanchez
2654 CYPRESS RIDGE BLVD STE 101
WESLEY CHAPEL FL 33544-6322

Customer PO: sanchezalba

Order #: 188036985

Invoice #: 46780392

Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-715045	Protector 61013		1	\$24.99	box	\$24.99



View your account balance and pay invoices online!

[Go to Quill.com/billing](http://Quill.com/billing)

Electronic Payment Info:
Quill Corporation
Account 4353724479
Routing 121000248
arpayment@quill.com

[Always happy to help](#)

800.982.3400 invoice@quill.com

Merchandise Amt:	\$24.99
Tax:	\$0.00
Shipping:	Free
Amount Due:	\$24.99

Pay this invoice or track the status of this order at Quill.com/myaccount

To ensure proper payment, include this portion along with your check to the address shown. Include your Account Number.
If you're paying multiple invoices at one time, submit each invoice stub that you would like your payment applied to.

Account Number: 8583549
Inframark Management Services

Payable to:

Quill LLC
P.O. Box 37600
Philadelphia, PA 19101-0600



Invoice Number: 46780392
Invoice Date: 12/01/2025
Amount Due: \$24.99
Payable in US Dollars

0011000000467803920008583549410000000024992

Place an "X" above----- if you include information on the back of this payment slip

Page 1 of 1



PO Box 37600
Philadelphia, PA 19101-0600

Agenda Page 152

Invoice

Order Date: 12/01/2025
Ship Date: 12/01/2025
Invoice Date: 12/01/2025
Due Date: 12/31/2025
TIN: 04-2896127

Sold To:

Ship To:

Inframark - Cypress Mill Cdd
George Fabrizio
15231 Miller Creek Drive 1
Sun City Center FL 33573

INFRAMARK MANAGEMENT SERVICES
Alba Sanchez
2654 CYPRESS RIDGE BLVD STE 101
WESLEY CHAPEL FL 33544-6322

Customer PO: sanchezalba

Order #: 188036986

Invoice #: 46778588

Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-2597606	36X58 linr 2.0 ml 1C/ct bk		1	\$81.79	carton	\$81.79



View your account balance and pay invoices online!

[Go to Quill.com/billing](http://Quill.com/billing)

Electronic Payment Info:

Quill Corporation
Account 4353724479
Routing 121000248
arpayment@quill.com

[Always happy to help](#)

800.982.3400 invoice@quill.com

Merchandise Amt:	\$81.79
Tax:	\$0.00
Shipping:	Free
Amount Due:	\$81.79

Pay this invoice or track the status of this order at Quill.com/myaccount

To ensure proper payment, include this portion along with your check to the address shown. Include your Account Number.
If you're paying multiple invoices at one time, submit each invoice stub that you would like your payment applied to.

Account Number: 8583549
Inframark Management Services

Payable to:

Quill LLC
P.O. Box 37600
Philadelphia, PA 19101-0600



Invoice Number: 46778588
Invoice Date: 12/01/2025
Amount Due: \$81.79
Payable in US Dollars

0011000000467785880008583549410000000081795

Place an "X" above----- if you include information on the back of this payment slip

Page 1 of 1



PO Box 37600
Philadelphia, PA 19101-0600

Sold To:

Cypress Mill
CDD

INFRAMARK MANAGEMENT SERVICES
Alba Sanchez
2654 CYPRESS RIDGE BLVD STE 101
WESLEY CHAPEL FL 33544-6322

Invoice

Order Date: 12/01/2025
Ship Date: 12/02/2025
Invoice Date: 12/02/2025
Due Date: 01/01/2026
TIN: 04-2896127

Ship To:

Inframark - Cypress Mill Cdd
George Fabrizio
15231 Miller Creek Drive 1
Sun City Center FL 33573

Customer PO: sanchezalba Order#: 188036909 Invoice #: 46784680 Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-TXLL101	Gym wipes refill 4 pack		1	\$152.99	carton	\$152.99



View your account balance and pay invoices online!
[Go to Quill.com/billing](http://Quill.com/billing)

Electronic Payment Info:
Quill Corporation
Account 4353724479
Routing 121000248
arpayment@quill.com

[Always happy to help](#)

800.982.3400 invoice@quill.com

Merchandise Amt:	\$152.99
Tax:	\$0.00
Shipping:	Free
Amount Due:	\$152.99

Pay this invoice or track the status of this order at Quill.com/myaccount

To ensure proper payment, include this portion along with your check to the address shown. Include your Account Number.
If you're paying multiple invoices at one time, submit each invoice stub that you would like your payment applied to.

Account Number: 8583549
Inframark Management Services

Payable to:

Quill LLC
P.O. Box 37600
Philadelphia, PA 19101-0600



Invoice Number: 46784680
Invoice Date: 12/02/2025
Amount Due: \$152.99
Payable in US Dollars

0011000000467846800008583549410000000152996



PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 12/01/2025
Ship Date: 12/01/2025
Invoice Date: 12/01/2025
Due Date: 12/31/2025
TIN: 04-2896127

Sold To:

INFRAMARK MANAGEMENT SERVICES
Alba Sanchez
2654 CYPRESS RIDGE BLVD STE 101
WESLEY CHAPEL FL 33544-6322

Ship To:

Inframark - Cypress Mill Cdd
George Fabrizio
15231 Miller Creek Drive 1
Sun City Center FL 33573

*Cypress Mill
1082*

Customer PO: sanchezalba Order #: 188036908 Invoice #: 46778386 Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-219292CPF	Poopy poch pet wste bag in box *The item above will be shipped and billed separately*		0	\$0.00		\$0.00
901-QDM90MW26	Quill ry26 monthly desk pad 22		1	\$3.99	each	\$3.99
901-12221Q	Zebra z-Grip rt bp med blk 24	Black	1	\$10.79	pack	\$10.79
901-24617963	Stpls duramark fine red 12Pk		1	\$10.99	dozen	\$10.99
901-7HH290CT	Quill paper roll towels 30/ct		1	\$46.99	carton	\$46.99
901-2597606	36X58 linr 2.0 ml 1C/ct bk *The item above will be shipped and billed separately*		0	\$0.00		\$0.00
032-951358	Liq bleach grmcndl conc121Oz3Ct		1	\$29.99	carton	\$29.99
901-24474489	Nitrile pf exam lg gloves indg		2	\$12.55	box	\$25.10
901-715045	Protector 61013 *The item above will be shipped and billed separately*		0	\$0.00		\$0.00
901-TXLL101	Gym wipes refill 4 pack *The item above will be shipped and billed separately*		0	\$0.00		\$0.00
901-24645813	Cw155 liquid soap 1Gal 4Ct		1	\$46.99	carton	\$46.99

To ensure proper payment, include this portion along with your check to the address shown. Include your Account Number.
If you're paying multiple invoices at one time, submit each invoice stub that you would like your payment applied to.

Account Number: 8583549
Inframark Management Services

Payable to:

Quill LLC
P.O. Box 37600
Philadelphia, PA 19101-0600



Invoice Number: 46778386
Invoice Date: 12/01/2025
Amount Due: \$174.84
Payable in US Dollars

0011000000467783860008583549410000000174844



PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 12/01/2025
Ship Date: 12/01/2025
Invoice Date: 12/01/2025
Due Date: 12/31/2025
TIN: 04-2896127

2 8 2

Customer PO: sanchezalba

Order #: 188036908

Invoice #: 46778386

Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
-------------	-------------	-------	-------------	-------	------	----------



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Go to Quill.com/billing

Electronic Payment Info:

Quill Corporation
Account 4353724479
Routing 121000248
arpayment@quill.com

[Always happy to help](#)

800.982.3400 invoice@quill.com

Merchandise Amt:	\$174.84
Tax:	\$0.00
Shipping:	Free
Amount Due:	\$174.84

Pay this invoice or track the status of this order at Quill.com/myaccount



PO Box 37600
Philadelphia, PA 19101-0600

Sold To:

Cypress Mill
CDD

INFRAMARK MANAGEMENT SERVICES
Alba Sanchez
2654 CYPRESS RIDGE BLVD STE 101
WESLEY CHAPEL FL 33544-6322

Invoice

Order Date: 12/01/2025
Ship Date: 12/03/2025
Invoice Date: 12/03/2025
Due Date: 01/02/2026
TIN: 04-2896127

Ship To:

Inframark - Cypress Mill Cdd
George Fabrizio
15231 Miller Creek Drive 1
Sun City Center FL 33573

Customer PO: sanchezalba Order#: 188036910 Invoice #: 46807135 Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-219292CPF	Poopy poch pet wste bag in box		1	\$91.99	carton	\$91.99



View your account balance and pay invoices online!
[Go to Quill.com/billing](http://Quill.com/billing)

Electronic Payment Info:
Quill Corporation
Account 4353724479
Routing 121000248
arpayment@quill.com

[Always happy to help](#)

800.982.3400 invoice@quill.com

Merchandise Amt:	\$91.99
Tax:	\$0.00
Shipping:	Free
Amount Due:	\$91.99

Pay this invoice or track the status of this order at Quill.com/myaccount

To ensure proper payment, include this portion along with your check to the address shown. Include your Account Number.
If you're paying multiple invoices at one time, submit each invoice stub that you would like your payment applied to.

Account Number: 8583549
Inframark Management Services

Payable to:

Quill LLC
P.O. Box 37600
Philadelphia, PA 19101-0600



Invoice Number: 46807135
Invoice Date: 12/03/2025
Amount Due: \$91.99
Payable in US Dollars

0011000000468071350008583549410000000091999

Service Slip/Invoice

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

INVOICE: 226681
DATE: 01/06/2026
ORDER: 183862

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
01/06/2026	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	01/06/2026		

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



Shady Sails

Alba Sanchez
15523 Miller Creek Dr
Sun City Center, FL 33573

📞 (813) 482-1614
✉️ alba.sanchez@inframark.com

INVOICE	#223
INVOICE DATE	Jan 13, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 13, 2026
AMOUNT DUE	\$4,900.00

CONTACT US

5321 Avenal Dr
Lutz, FL 33558

📞 (813) 355-9055
✉️ ShadySailsLLC@gmail.com

INVOICE

Services	qty	unit price	amount
Shade Sail Install	1.0	\$9,800.00	\$9,800.00
Materials	qty	unit price	amount
Square super ring shade sail, with wire. Approximate dimensions are 34' x 34" Color is either beige, green, brown or black	1.0	\$0.00	\$0.00
All mounting hardware is included	1.0	\$0.00	\$0.00
All work comes with a 1 year warranty on labor and parts	1.0	\$0.00	\$0.00
Subtotal			\$9,800.00
Job Total			\$9,800.00
Invoice Amount			\$4,900.00

- We require half upfront to start the job and order the parts, and the remaining would be due on completion.

- You assume responsibility to remove the shade sail on any tropical storm (50 MPH) or larger. We will show you how to easily remove the sails.

- You assume responsibility for any HOA approvals or any permitting required. We can help with paperwork if needed.

-The job will take approximately 3-4 weeks once the deposit is placed.

See our [Terms & Conditions](#)

INVOICE

Sitex Aquatics, LLC
 PO Box 917
 Parrish, FL 34219

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



Cypress Mill HOA

Bill to

Cypress Mill CDD
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Invoice details

Invoice no.: 10577-b

Terms: Net 30

Invoice date: 01/01/2026

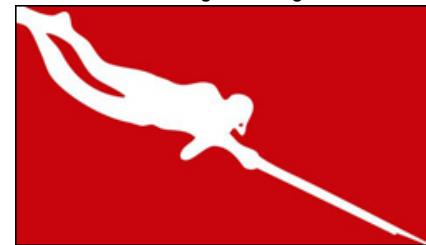
Due date: 01/31/2026

#	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

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL 34638

spearem.jmb@gmail.com
 +1 (813) 997-8101



Bill to
 Cypress Mill
 Inframark
 2005 Pan Am Circle, Suite 300
 Tampa , FL 33607

Ship to
 Cypress Mill
 Inframark
 2005 Pan Am Circle, Suite 300
 Tampa , FL 33607

Invoice details

Invoice no.: 6295
 Terms: Net 15
 Invoice date: 01/21/2026
 Due date: 02/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	empty 2 dog waste cans and on trash can 1 time a week for 4 weeks. price includes trash bags and mut mits 12/15/25 to 1/16/26	4	\$37.50	\$150.00
					Total	\$150.00

Note to customer

Thank You! We Appreciate Your Business.



Steadfast Alliance

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

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Invoice

Date	Invoice #
12/23/2025	SA-18560

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	<p>Water Management Program - Irrigation technician come out to perform the monthly wet check of the 3 clocks. During the inspection, the tech discovered several small issues and repaired them. The AC clock zone 29,30 and 31 were shut off at the ball valve. All repairs on the AC clock are done.</p> <p>Clock 1 I have completed the inspection on this clock still have to do the repairs.</p> <p>On 12-16-25 I completed the wet check and finished all of the repairs</p> <p>Parts used</p> <p>1 funny coupling</p> <p>4 .5 bubbles</p> <p>23 hunter nozzles</p> <p>2 6" pop-up</p> <p>1 Rainbird rotor</p> <p>1 1/2 elbow</p> <p>5ft flex pipe</p> <p>1 3/4 street ell</p> <p>Total Cost of Parts Used \$227.14</p> <p>Labor to make repairs 5 hours at \$85</p>			652.14	12/10/2025	652.14

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	\$652.14
Payments/Credits	\$0.00
Balance Due	\$652.14



Steadfast Alliance

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

Agenda Page 163

Invoice

Date	Invoice #
1/5/2026	SA-18735

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
	Landscape Maintenance January 2026			0.00		0.00
1	Landscape Maintenance			15,810.00		15,810.00
1	Water Management Program			1,216.00		1,216.00
1	Irrigation Service Maintenance			875.00		875.00
1	Fertilization and Pesticide Program			1,745.00		1,745.00
1	Mulch			3,750.00		3,750.00
1	Annuals			990.00		990.00
1	Plant Replacement			1,863.33		1,863.33

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	\$26,249.33
Payments/Credits	\$0.00
Balance Due	\$26,249.33

CHECK REQUEST FORM

District Name: CYPRESS MILL CDD

Date: 12/30/25

2025-03

Invoice Number:

Please issue a check to:

Vendor Name:

Vendor No.: Reimbursement for Locksmith

Check amount: \$57.08

Please code to: misc contingency GL 549900 ORG CODE 53901

Check Description/Reason:

Mailing instructions:

Due Date for Check:

Requestor: Alba Sanchez

Manager's review: ALBA SANCHEZ

DM- Alba M. Sanchez

MEETING DATE: Jan 7 (workshop) and Jan 8 (Board Meeting) 2026
Cypress Mill CDD

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Anthony Seabrook	Present	Salary Accepted	\$400.00
Jason Robare	Present	Salary Accepted	\$400.00
John Zaniko	Present	Salary Accepted	\$400.00
William Sharp	Present	Salary Accepted	\$400.00

CYPRESS MILL CDD

DISTRICT CHECK REQUEST

Today's Date 12/19/2026

Check Total \$19,234.96

Payable To Cypress Mill CDD

Check Amount \$7,177.46

Check Description Series 2018 - FY 26 Tax Dist. ID 755

Code To 200-103200-1000

Check Amount \$6,633.08

Check Description Series 2020 - FY 26 Tax Dist. ID 755

Code To 201-103200-1000

Check Amount \$5,424.42

Check Description Series 2023 - FY 26 Tax Dist. ID 755

Code To 202-103200-1000

Special Instructions Please mail DS Check with directional letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino

Authorization

CYPRESS MILL CDD

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TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		98%
Net O&M	\$ 1,070,493.00	41.75%	0.417500	
Net DS 18	\$ 557,389.54	21.74%	0.217400	
Net DS 20	\$ 515,114.13	20.09%	0.200900	
Net DS 23	\$ 421,251.75	16.43%	0.164300	
Net Total	2,564,248.43	100%	1.00	

Date Received	Amount Received	41.75%	21.74%	20.09%	16.43%		
		Raw Numbers Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Proof	Date Transferred / Distribution ID
11/7/2025	10,612.17	4,430.25	2,306.76	2,131.81	1,743.35	-	748
11/3/2025	17,528.92	7,317.77	3,810.25	3,521.26	2,879.63	0.01	745
11/14/2025	33,774.54	14,099.81	7,341.56	6,784.73	5,548.44	-	749
11/21/2025	23,114.14	9,649.43	5,024.31	4,643.24	3,797.16	-	750
12/3/2025	372,640.98	155,565.88	81,000.80	74,857.27	61,217.03	-	751
12/5/2025	2,030,299.38	847,586.08	441,325.28	407,852.80	333,535.22	-	753
12/19/2026	33,019.61	13,784.65	7,177.46	6,633.08	5,424.42	-	755
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL	2,520,989.74	1,052,433.86	547,986.42	506,424.20	414,145.26	0.01	
Net Total on Roll	2,564,248.43						
Collection Surplus / (Deficit)	(43,258.69)						

CYPRESS MILL CDD

DISTRICT CHECK REQUEST

Today's Date 1/6/2026

Check Total \$4,262.75

Payable To Cypress Mill CDD

Check Amount **\$1,590.63**

Check Description Series 2018 - FY 26 Tax Dist. ID 758

Code To 200-103200-1000

Check Amount **\$1,469.99**

Check Description Series 2020 - FY 26 Tax Dist. ID 758

Code To 201-103200-1000

Check Amount **\$1,202.13**

Check Description Series 2023 - FY 26 Tax Dist. ID 758

Code To 202-103200-1000

Special Instructions Please mail DS Check with directional letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino

Authorization

CYPRESS MILL CDD

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TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 1,070,493.00	41.75%	0.417500	
Net DS 18	\$ 557,389.54	21.74%	0.217400	99%
Net DS 20	\$ 515,114.13	20.09%	0.200900	
Net DS 23	\$ 421,251.75	16.43%	0.164300	
Net Total	2,564,248.43	100%	1.00	

Date Received	Amount Received	41.75%	21.74%	20.09%	16.43%		
		Raw Numbers Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Proof	Date Transferred / Distribution ID
11/7/2025	10,612.17	4,430.25	2,306.76	2,131.81	1,743.35	-	748
11/3/2025	17,528.92	7,317.77	3,810.25	3,521.26	2,879.63	0.01	745
11/14/2025	33,774.54	14,099.81	7,341.56	6,784.73	5,548.44	-	749
11/21/2025	23,114.14	9,649.43	5,024.31	4,643.24	3,797.16	-	750
12/3/2025	372,640.98	155,565.88	81,000.80	74,857.27	61,217.03	-	751
12/5/2025	2,030,299.38	847,586.08	441,325.28	407,852.80	333,535.22	-	753
12/19/2026	33,019.61	13,784.65	7,177.46	6,633.08	5,424.42	-	755
1/6/2026	7,317.63	3,054.88	1,590.63	1,469.99	1,202.13	-	758
	-	-	-	-	-	-	
	-	-	-	-	-	-	
	-	-	-	-	-	-	
	-	-	-	-	-	-	
	-	-	-	-	-	-	
	-	-	-	-	-	-	
	-	-	-	-	-	-	
	-	-	-	-	-	-	
TOTAL	2,528,307.37	1,055,488.74	549,577.05	507,894.18	415,347.40	0.01	
Net Total on Roll	2,564,248.43						
Collection Surplus / (Deficit)	(35,941.06)						