



Cypress Mill Community Development District

April 9, 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



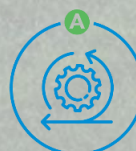
COLLABORATION



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
- Christy Fowler, Field Supervisor
- Kareen Baker, District Admin
- Jonathan Sciortino, Accountant
- Angela Savinon, On-site Manager

Regular Meeting Agenda

Thursday, April 9, 2026 – 9:30 a.m.

Teams Meeting Information

[Join the meeting now](#)

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
 - i. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report Page 10
 - C. District Counsel
 - D. District Manager
 - i. Steadfast Maintenance Report..... Page 40
 - E. Field Supervisor
 - F. District Engineer
 - G. On-Site Manager Page 42
- 5. Public Hearing on Proposed Recreation Center Policies, Access Fob Policies and Fees, Rental Rates and Deposits, Non-Resident User Fees and all other Deposits and Fees**
 - A. Consideration of Resolution 2026-04, Adopting Recreational Facilities Policies ...Page 44
- 6. Business Items**
 - A. Consideration of Finn Outdoor LLC Estimate #2489Page 65
 - B. American Swimming Pool Company (ASP) Service Repair Quote 26164-1
(Tabled Item)Page 67
 - C. Review of Cooper Pools Commercial Pool Service Agreement **(Tabled Item)**.....Page 70
 - D. Consideration of Neptune Multi Services Proposal – Pergola RefurbishmentPage 72
 - E. Consideration of Inframark Estimate #140 – Pergola RefurbishmentPage 73
 - F. Consideration of Flock Group Inc. Quote #196785Page 74

District Office:

Inframark, Community Management Services
2005 Pan Am Circle
Tampa, Florida 33607
(813)-873-7300

Meeting Location:

Inframark
2005 Pan Am Circle
Tampa, Florida 33607

7. **Consent Agenda**
 - A. Approval of the Minutes of the Meeting Held on March 12, 2026.....Page 80
8. **Board of Supervisors' Requests and Comments**
9. **Public Comments**
10. **Adjournment**

The next regularly scheduled meeting is on Thursday, May 14, 2026, at 9:30 a.m.

District Office:

Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873-7300

Meeting Location:

Inframark
2005 Pan Am Circle
Tampa, Florida 33607



Cypress Mill March 2026

Friday, March 20 2026

Prepared For Board Of Supervisors

10 Items Identified

10 Items Incomplete

Christy Fowler

Inframark

Item 1

Assigned To: Steadfast

Observation:

Irrigation boxes to the right of the clubhouse boxes exposed

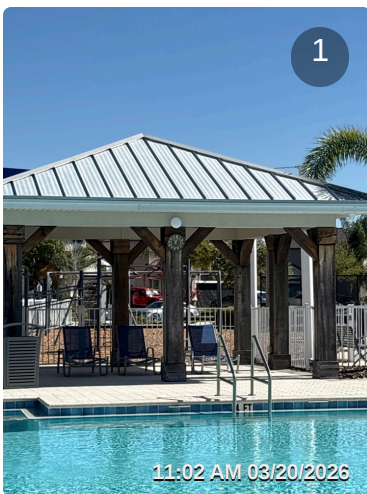
Raise the box for the filter housing so you can properly cover the unit and protect it.



Item 2

Assigned To: Inframark Maintenance

Pool Deck: Touch-up paint is needed on the wood cabana and the metal pole at the exit button.- This has been submitted.



Item 3

Assigned To: Field Services

Amenity Center:

Cracked tiles present- I am seeking proposals for this.





Item 4

Assigned To: Steadfast

Pool Deck:

Observation

Ant activity observed

Recommendation

Treatment needed.

Item 5

Assigned To: Steadfast/Inframark Maintenance/Onsite

Amenity Center – Exterior Observations:

Front Entry: Cracked pavers observed at the front of the amenity center; recommend repair. -

Onsite, please contact paver vendor for repair

Landscaping:

(3) crotons on the front left side require replacement.

(7) crotons on the front right side require replacement.

Lighting: (4) exterior lights require adjustment and tightening to ensure proper alignment and function.



Item 6

Assigned To: Steadfast

Miller Creek Dr. Median (Across from Clubhouse):

Jasmine is missing in sections at the beginning of the island and on the island before

reaching the clubhouse.

Recommend installation to restore landscape continuity and overall appearance.

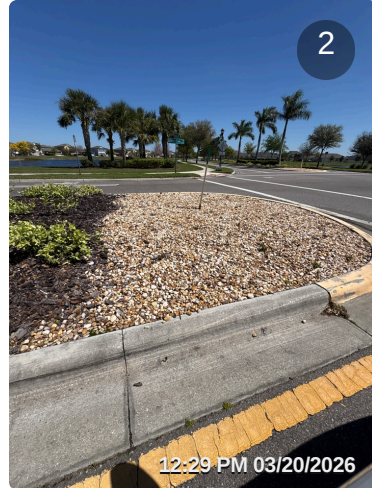


Item 7

Assigned To: Steadfast

Community Wide: Continue treatment of ant beds throughout the community to maintain control.- Provide an estimate for Top choice in high foot traffic areas.

Median (between Miller Creek Dr. & Greenleaf Bay St): Weeds present within rock areas; recommend herbicide treatment to maintain a clean and well-maintained appearance.



Item 8

Assigned To: Steadfast

Winter damage cutbacks and cleanups throughout the community- Steadfast is working toward this over the next few services.



Item 9

Assigned To: Steadfast

Firebush cutbacks so they can flush back out along the entire community. Steadfast is going to be working in phases to get it all taken care of.



Item 10

Assigned To: Steadfast

Beth Shields & 19th Ave NE Monuments:

Landscaping:

(3) Gold Mound shrubs needed on the right side of the sign.

(2) Gold Mound shrubs needed on the left side of the sign.

Fakahatchee grass is missing and should be replaced.

Maintenance:

Weeds present in the front bed; please treat.



**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Mill Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Mill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 12, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

March 12, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Mill Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$11,644,890).
- The change in the District's total net position in comparison with the prior fiscal year was \$314,858, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,513,458, an increase of \$175,731 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, nonspendable for prepaid items and deposits, assigned to amenity center repairs and maintenance, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 2,593,067	\$ 2,354,591
Capital assets, net of depreciation	7,920,202	8,278,506
Total assets	10,513,269	10,633,097
Current liabilities	402,463	345,184
Long-term liabilities	21,755,696	22,247,661
Total liabilities	22,158,159	22,592,845
Net Position		
Net investment in capital assets	(13,362,506)	(13,519,071)
Restricted	1,377,396	1,278,715
Unrestricted	340,220	280,608
Total net position	\$ (11,644,890)	\$ (11,959,748)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District’s net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District’s other obligations.

The District’s net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,587,172	\$ 2,498,547
Operating grants and contributions	74,078	81,606
Capital grants and contributions	18,274	25,809
General revenues		
Unrestricted investment earnings	4,845	-
Miscellaneous	3,575	3,975
Total revenues	<u>2,687,944</u>	<u>2,609,937</u>
Expenses:		
General government	148,346	119,989
Maintenance and operations	906,153	722,179
Recreation	342,887	354,093
Bond issuance costs	-	25,500
Interest	975,700	976,805
Total expenses	<u>2,373,086</u>	<u>2,198,566</u>
Change in net position	314,858	411,371
Net position - beginning	(11,959,748)	(12,371,119)
Net position - ending	<u>\$ (11,644,890)</u>	<u>\$ (11,959,748)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$2,373,086. The costs of the District’s activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments and investment income, increased during the current fiscal year as a result of an increase in assessments levied. The increase in current fiscal year expenses is primarily the result of increase in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase expenditures and other financing sources by \$65,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$9,001,606 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,081,404 has been taken, which resulted in a net book value of \$7,920,202. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$21,590,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Cypress Mill Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 333,473
Assessments receivable	17,529
Prepaid items	59,103
Deposits	8,302
Restricted assets:	
Investments	2,174,660
Capital assets:	
Depreciable, net	<u>7,920,202</u>
Total assets	<u>10,513,269</u>
LIABILITIES	
Accounts payable and accrued expenses	79,609
Accrued interest payable	322,854
Non-current liabilities:	
Due within one year	480,000
Due in more than one year	<u>21,275,696</u>
Total liabilities	<u>22,158,159</u>
NET POSITION	
Net investment in capital assets	(13,362,506)
Restricted for debt service	1,377,396
Unrestricted	<u>340,220</u>
Total net position	<u>\$ (11,644,890)</u>

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Governmental activities:					
General government	\$ 148,346	\$ 148,346	\$ -	\$ -	\$ -
Maintenance and operations	906,153	941,928	-	18,274	54,049
Recreation	342,887	-	-	-	(342,887)
Interest on long-term debt	975,700	1,496,898	74,078	-	595,276
Total governmental activities	2,373,086	2,587,172	74,078	18,274	306,438
General revenues:					
					4,845
					3,575
					8,420
					314,858
					(11,959,748)
					\$ (11,644,890)

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 333,473	\$ -	\$ -	\$ 333,473
Investments	-	1,697,971	476,689	2,174,660
Assessments receivable	17,529	-	-	17,529
Due from other funds	1,422	2,279	-	3,701
Prepaid items	59,103	-	-	59,103
Deposits	8,302	-	-	8,302
Total assets	<u>\$ 419,829</u>	<u>\$ 1,700,250</u>	<u>\$ 476,689</u>	<u>\$ 2,596,768</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 79,609	\$ -	\$ -	\$ 79,609
Due to other funds	-	-	3,701	3,701
Total liabilities	<u>79,609</u>	<u>-</u>	<u>3,701</u>	<u>83,310</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	67,405	-	-	67,405
Restricted for:				
Debt service	-	1,700,250	-	1,700,250
Capital projects	-	-	307,971	307,971
Assigned to:				
Amenity center repairs and maintenance	-	-	165,017	165,017
Unassigned	272,815	-	-	272,815
Total fund balances	<u>340,220</u>	<u>1,700,250</u>	<u>472,988</u>	<u>2,513,458</u>
Total liabilities and fund balances	<u>\$ 419,829</u>	<u>\$ 1,700,250</u>	<u>\$ 476,689</u>	<u>\$ 2,596,768</u>

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 2,513,458

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	9,001,606	
Accumulated depreciation	<u>(1,081,404)</u>	7,920,202

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(322,854)	
Bonds payable	<u>(21,755,696)</u>	<u>(22,078,550)</u>

Net position of governmental activities		<u>\$ (11,644,890)</u>
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See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,090,274	\$ 1,496,898	\$ -	\$ 2,587,172
Miscellaneous revenue	3,575	-	-	3,575
Interest income	4,845	74,078	18,274	97,197
Total revenues	<u>1,098,694</u>	<u>1,570,976</u>	<u>18,274</u>	<u>2,687,944</u>
EXPENDITURES				
Current:				
General government	148,346	-	-	148,346
Maintenance and operations	731,403	-	-	731,403
Recreation	159,333	-	-	159,333
Debt Service:				
Principal	-	485,000	-	485,000
Interest	-	988,131	-	988,131
Total expenditures	<u>1,039,082</u>	<u>1,473,131</u>	<u>-</u>	<u>2,512,213</u>
Excess (deficiency) of revenues over (under) expenditures	59,612	97,845	18,274	175,731
OTHER FINANCING SOURCES (USES)				
Interfund transfers in / (out)	-	(4,630)	4,630	-
Total other financing sources (uses)	<u>-</u>	<u>(4,630)</u>	<u>4,630</u>	<u>-</u>
Net change in fund balances	59,612	93,215	22,904	175,731
Fund balances - beginning	<u>280,608</u>	<u>1,607,035</u>	<u>450,084</u>	<u>2,337,727</u>
Fund balances - ending	<u>\$ 340,220</u>	<u>\$ 1,700,250</u>	<u>\$ 472,988</u>	<u>\$ 2,513,458</u>

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	175,731
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		485,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(358,304)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount/premium		6,965
Change in accrued interest		5,466
		12,431
Change in net position of governmental activities	\$	314,858

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Mill Community Development District ("District") was established on June 12, 2018, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 18-14. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District’s cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvement other than buildings	20
Recreational facility	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District’s Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District’s cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository’s financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Govt Obligation			Weighted average maturity:
Fund CL D	\$ 2,174,660	S&P AAAM	45 days
Total Investments	\$ 2,174,660		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2: Investments* whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3: Investments* whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Recreational facility	\$ 5,506,606	\$ -	\$ -	\$ 5,506,606
Improvements other than buildings	3,495,000	-	-	3,495,000
Total capital assets, being depreciated	<u>9,001,606</u>	-	-	<u>9,001,606</u>
Less accumulated depreciation for:				
Recreational facility	(198,850)	(183,554)	-	(382,404)
Improvements other than buildings	(524,250)	(174,750)	-	(699,000)
Total accumulated depreciation	<u>(723,100)</u>	<u>(358,304)</u>	-	<u>(1,081,404)</u>
Total capital assets, being depreciated, net	<u>8,278,506</u>	<u>(358,304)</u>	-	<u>7,920,202</u>
Governmental activities capital assets, net	<u>\$ 8,278,506</u>	<u>\$ (358,304)</u>	<u>\$ -</u>	<u>\$ 7,920,202</u>

NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 174,750
Recreation	183,554
Total	<u>\$ 358,304</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

On September 26, 2018, the District issued \$8,585,000 of Special Assessment Bonds, Series 2018, consisting of multiple term bonds with due dates ranging from December 15, 2024 – December 15, 2048 and interest rates ranging from 4.0% - 5.05%. The Bonds were issued to finance the costs of acquisition of the Assessment Area One Project. Interest is to be paid semiannually on each December 15 and June 15, commencing December 15, 2018. Principal on the Bonds is to be paid serially commencing December 15, 2020, through December 15, 2048.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

Series 2020

On February 25, 2020, the District issued \$9,110,000 of Special Assessment Bonds, Series 2020, consisting of multiple term bonds with due dates ranging from June 15, 2025 – June 15, 2050, and interest rates ranging from 2.625% - 3.6%. The Bonds were issued to finance the costs of acquisition of the Assessment Area Two Project. Interest is to be paid semiannually on each June 15 and December 15, commencing June 15, 2020. Principal on the Bonds is to be paid serially commencing June 15, 2021, through June 15, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture. During the current fiscal year, the District prepaid a total of \$20,000 of the Series 2020 Bonds.

Series 2023

On August 16, 2023, the District issued \$6,580,000 of Special Assessment Bonds, Series 2023 consisting of multiple term bonds with maturity dates from May 1, 2028, to May 1, 2053, and fixed interest rates ranging from 4% to 5%. The Bonds were issued to finance the acquisition of a recreational facility for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2024, through May 1, 2053.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

Bond Compliance

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 7,830,000	\$ -	\$ 170,000	\$ 7,660,000	\$ 175,000
Less Bond discount	(40,410)	-	(1,661)	(38,749)	-
Series 2020	7,770,000	-	205,000	7,565,000	190,000
Plus Bond premium	231,718	-	9,269	222,449	-
Series 2023	6,475,000	-	110,000	6,365,000	115,000
Less Bond discount	(18,647)	-	(643)	(18,004)	-
Total	<u>\$ 22,247,661</u>	<u>\$ -</u>	<u>\$ 491,965</u>	<u>\$ 21,755,696</u>	<u>\$ 480,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 480,000	\$ 971,138	\$ 1,451,138
2027	500,000	952,738	1,452,738
2028	520,000	933,538	1,453,538
2029	535,000	913,650	1,448,650
2030	560,000	893,075	1,453,075
2031-2035	3,150,000	4,100,150	7,250,150
2036-2040	3,975,000	3,302,300	7,277,300
2041-2045	4,985,000	2,280,575	7,265,575
2046-2050	5,715,000	1,007,050	6,722,050
2051-2053	1,170,000	119,000	1,289,000
Total	<u>\$ 21,590,000</u>	<u>\$ 15,473,214</u>	<u>\$ 37,063,214</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District’s activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District’s operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,070,493	\$ 1,070,493	\$ 1,090,274	\$ 19,781
Interest	-	-	4,845	4,845
Miscellaneous revenue	-	-	3,575	3,575
Total revenues	1,070,493	1,070,493	1,098,694	28,201
EXPENDITURES				
Current:				
General government	119,812	157,412	148,346	9,066
Maintenance and operations	581,419	630,419	731,403	(100,984)
Recreation	369,262	347,662	159,333	188,329
Total expenditures	1,070,493	1,135,493	1,039,082	96,411
Excess (deficiency) of revenues over (under) expenditures	-	(65,000)	59,612	124,612
Other Financing Sources (Uses)				
Use of fund balance	-	65,000	-	(65,000)
Total other financing sources (uses)	-	65,000	-	(65,000)
Net change in fund balance	\$ -	\$ -	59,612	\$ 59,612
Fund balance - beginning			280,608	
Fund balance - ending			\$ 340,220	

See notes to required supplementary information

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase expenditures and other financing sources by \$65,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$0
Independent contractor compensation	\$9,438
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance \$1,142.25-1,427.81 Debt Service 2018: \$1,145.83 to \$1,432.29 Debt Service 2020: \$1,145.83 to \$1,432.30 Debt Service 2023 \$507.52
Special assessments collected	\$2,587,172
Outstanding Bonds:	See Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Cypress Mill Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Mill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 12, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

March 12, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Mill Community Development District
Hillsborough County, Florida

We have examined Cypress Mill Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cypress Mill Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 12, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Mill Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Mill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated March 12, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 12, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Mill Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Mill Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 12, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



Daily Logs List

Mar 26, 2026

Job: SM1039 Cypress Mills CDD Maintenance

Title: Maintenance Report

Added By: Brigida Crespo

Log Notes:

Regular mowing services were completed throughout the property, maintaining a consistent, clean, and well manicured appearance across all turf areas.

In addition to mowing, detailed maintenance activities were performed to enhance the overall condition and presentation of the landscape, including:

- Hand pulling weeds from focal and high visibility areas
- General trash pickup to maintain cleanliness and a welcoming environment
- Applying herbicide treatments at property entrances to control weed growth
- Collecting and removing fallen palm fronds and palm boots throughout the community
- Started plant cut backs to promote regrowth after cold damage
- Treating active ant mounds with targeted ant bait

Following the completion of these services, the property presents as clean, orderly, and well maintained.

Weather Conditions:

Partly cloudy with showers

Thu, Mar 26, 2026, 4:05 PM



83°F

68°F

Wind: 5 mph

Humidity: 92%

Total Precip: 0"

Attachments: 20



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- March 2026

- Continued resident job recertification; to date, 667 residents have successfully completed the process (On-going)
- Scheduled Jan-Pro for entry chandelier cleaning and installation of two large foyer paintings (Complete)
- Scheduled Century Fire Protection to conduct an inspection of the fire extinguishers in the clubhouse (Complete)
- Emailed ASP on March 15th requesting a special pool cleaning service (Complete)
- Contacted Admiral Furniture with a count of chairs requiring re-strapping (20 lounge chairs, 16 standard chairs)
- Coordinated with Complete IT for installation of remaining cameras (In progress)
- Established an account with National Business Furniture and submitted the tax-exempt certificate (Complete)
- Scheduled carpet cleaning for the main room and gym (Pending April 2nd)
- Reported a leaking drip line to Steadfast; issue was resolved promptly (Complete)
- Emailed the District Manager regarding potential lobby furniture selections (copies will be provided to the Board of Supervisors at the upcoming meeting)
- Oversaw permanent lighting installation (Complete)
- Completed all assigned Inframark training modules and compliance requirements (Complete)
- Met with the Inframark Field Inspector to conduct the monthly property walkthrough. (Complete)
- Ensured completion of routine weekly maintenance, including cleaning of clubhouse soffits (Complete)
- Prepared and submitted the Manager's Month-End Report to the District Manager and Administrative Assistant in a timely manner

Projected Maintenance Projects:

- Refurbish pool deck pavers (Project Completed March 14,2026)
- Interior Clubhouse Painting (Project Pending Office)

Vendor Site Visits/ Services Performed:

- ASP Pools completes scheduled weekly cleanings
- Jan-Pro provides routine weekly cleaning services, along with additional special cleaning services
- Steadfast performs weekly landscape maintenance throughout the property
- Inframark Field Inspector conducts monthly site inspections
- Total Pressure completed power washing and sealing for pool paver resurfacing
- Century Fire Protection serviced and replaced all fire extinguishers
- Admiral Furniture verified counts of lounge and standard chairs and confirmed the selected cabana color
- Complete IT is in progress with the installation of the remaining security cameras
- Blue Wave Lighting installed the outdoor lighting

Facilities Usage:

- Cypress Mill CDD workshop- March 11th at 6:30pm.
- Mermaid Group- Tuesdays and Fridays 10am
- **2-** Resident Clubhouse Rentals

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING RECREATIONAL FACILITIES POLICIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cypress Mill Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District owns, maintains, and operates recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to revise policies and adopt rate and fee schedules for its recreational facilities;

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed “**Recreational Facilities Policies**” should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Adoption.** The Board hereby adopts the Recreational Facilities Policies and the rate and fee schedules included therein, as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date.** This Resolution shall become effective upon adoption.

Passed and adopted on April 9, 2026.

Attest:

**Cypress Mill
Community Development District**

Secretary

Chair of the Board of Supervisors

EXHIBIT A

**Cypress Mill
Community Development District
Recreational Facilities Policies**

Updated April 9, 2026

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. All guests under the age of 18 must provide a signed and notarized parental consent and waiver form prior to use of the fitness center.
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. Patrons under the age of 18 that utilize the Recreational Facilities independently must have an access card and a signed and notarized parental consent and waiver form on file.
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 and 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 that are over the age of 13 and under the age of 18 that utilize the fitness center independently must have an access fob and a signed parental consent and waiver form on file.
2. 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.
3. Patrons are not allowed to bring Guests to the fitness center.
4. 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).
5. Food (including chewing gum) is not permitted within the Fitness Center.
6. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
7. Each individual is responsible for wiping off fitness equipment after use.
8. 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.
9. Hand chalk is not permitted to be used in the Fitness Center.
10. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
11. Weights or other fitness equipment may not be removed from the Fitness Center.
12. 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.
13. Please return weights and other fitness equipment to the proper location after use.
14. 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	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year’s 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.

Cypress Mill Community Development District Patron Parental Consent and Waiver Form

In addition to having read and agreeing to abide by all Recreational Facilities Policies while utilizing the Cypress Mill Community Development District's (the "**District**") amenities and facilities I, _____, hereby agree on behalf of myself, and _____ (the "**Minor Child**") to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PATRONS AND GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Patrons and Guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facility. The District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property. Patrons are responsible for their actions and those of their Guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE DISTRICT'S AMENITIES OR SAFETY OF THE PATRONS OR THEIR GUESTS. PRIOR TO USING THE DISTRICT'S AMENITIES, PATRONS AND GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the recreational facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and cardiovascular exercise.

By signing this Parental Consent and Waiver Form, I am stating that I am aware of, and assume the risks of, my Minor Child engaging in physical exercise, swimming, aerobics, weightlifting, sports, and cardiovascular exercise while utilizing the District's amenities and facilities. I understand these activities are potentially hazardous, and if my Minor Child participates, with or without adult supervision, my Minor Child may be injured as a result. I assume all risks of injury or harm that may occur to my Minor Child through their use of the District's amenities and facilities, including: falls, drowning, shortness of breath, dehydration, exacerbation of a pre-existing injury or illness, harm or contact caused by a concealed peril unknown to the District, animal and/or insect bites, infection, injury caused by heavy equipment and weights, injury caused by misuse of equipment, sunburn, heat stroke, burns, amputations, substantial bodily harm, and ultimately death. On behalf of myself, and my Minor Child, I waive any and all claims which I, or my Minor Child, might have based on any of those risks expressly stated herein, and any other risks typically associated with the amenity, facility, or activity my Minor Child chooses to participate in. I acknowledge all such risks are known and understood by me, and that I will communicate

the same to my Minor Child. I further understand it is recommended that any Minor Child be accompanied by an adult during the Minor Child's use of the District's amenities and facilities. I certify as a material condition to my Minor Child's permission to utilize the District's amenities and facilities that he/she is physically fit and sufficiently capable to utilize the District's amenities.

By signing this Parental Consent and Waiver Form I hereby release, waive, discharge, and covenant not to sue the District, its officers, directors, employees, agents, contractors, successors, and assigns (collectively, the "Released Parties") from any and all liability, claims, demands, losses, or causes of action of any kind or nature, known or unknown, arising out of or in any way connected with my Minor Child's use of the District's amenities or participation in the activities at the amenities, including, but not limited to, any personal injury, property damage, or wrongful death.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the District's amenities or participation in activities at the amenities. This includes indemnifying the District for damages my Minor Child causes to District property.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect.

Patrons and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

Cypress Mill Community Development District Guest Parental Consent and Waiver Form

In addition to having read and agreeing to abide by all Recreational Facilities Policies while utilizing the Cypress Mill Community Development District's (the "**District**") amenities and facilities I, _____, hereby agree on behalf of myself, and _____ (the "**Minor Child**") to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PATRONS AND GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Patrons and Guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facility. The District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE DISTRICT'S AMENITIES OR SAFETY OF THE PATRONS OR THEIR GUESTS. PRIOR TO USING THE DISTRICT'S AMENITIES, PATRONS AND GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the recreational facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and cardiovascular exercise.

By signing this Parental Consent and Waiver Form, I am stating that I am aware of, and assume the risks of, my Minor Child engaging in physical exercise, swimming, aerobics, weightlifting, sports, and cardiovascular exercise while utilizing the District's amenities and facilities. I understand these activities are potentially hazardous, and if my Minor Child participates, with or without adult supervision, my Minor Child may be injured as a result. I assume all risks of injury or harm that may occur to my Minor Child through their use of the District's amenities and facilities, including: falls, drowning, shortness of breath, dehydration, exacerbation of a pre-existing injury or illness, harm or contact caused by a concealed peril unknown to the District, animal and/or insect bites, infection, injury caused by heavy equipment and weights, injury caused by misuse of equipment, sunburn, heat stroke, burns, amputations, substantial bodily harm, and ultimately death. On behalf of myself, and my Minor Child, I waive any and all claims which I, or my Minor Child, might have based on any of those risks expressly stated herein, and any other risks typically associated with the amenity, facility, or activity my Minor Child chooses to participate in. I acknowledge all such risks are known and understood by me, and that I will communicate

the same to my Minor Child. I further understand it is recommended that any Minor Child be accompanied by an adult during the Minor Child's use of the District's amenities and facilities. I certify as a material condition to my Minor Child's permission to utilize the District's amenities and facilities that he/she is physically fit and sufficiently capable to utilize the District's amenities.

By signing this Parental Consent and Waiver Form I hereby release, waive, discharge, and covenant not to sue the District, its officers, directors, employees, agents, contractors, successors, and assigns (collectively, the "Released Parties") from any and all liability, claims, demands, losses, or causes of action of any kind or nature, known or unknown, arising out of or in any way connected with my Minor Child's use of the District's amenities or participation in the activities at the amenities, including, but not limited to, any personal injury, property damage, or wrongful death.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the District's amenities or participation in activities at the amenities. This includes indemnifying the District for damages my Minor Child causes to District property.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect.

Patrons and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

IN WITNESS WHEREOF, the parties hereto have caused this Parental Consent and Waiver to be signed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

Witnesses 1:

Parent/Guardian of

_____ ,

Name: _____

By: _____

Name: _____

Witnesses 2:

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, Parent/Guardian of _____, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped
My Commission Expires: _____

ESTIMATE

Finn Outdoor LLC
 730 20th Ave N
 Saint Petersburg, FL 33704

robb@finnoutdoor.com
 +1 (813) 957-6075



Bill to
 Cypress Mill CDD

Ship to
 Cypress Mill CDD

Estimate details

Estimate no.: 2489
 Estimate date: 03/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		O and M Items	1. Fill and compact hole noted by engineer; Inspect and report	1	\$400.00	\$400.00
2.		O and M Items	2. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion; Fill crack in MES top with hydraulic cement	1	\$1,600.00	\$1,600.00
3.		O and M Items	3. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00
4.		O and M Items	4. Restore approximately 40' of pond bank with imported fill, geotextile, and Bahia sod	1	\$3,800.00	\$3,800.00
5.		O and M Items	5. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00
6.		O and M Items	6. Clean trash from control structure	1	\$250.00	\$250.00
7.		O and M Items	7. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00
8.		O and M Items	8. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00
9.		O and M Items	9. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00

10.	O and M Items	10. Clean trash from control structure	1	\$250.00	\$250.00
11.	O and M Items	11. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00
12.	O and M Items	12. Clean trash from control structure	1	\$250.00	\$250.00
13.	O and M Items	13. Clean trash from control structure	1	\$250.00	\$250.00
14.	O and M Items	14. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00
15.	O and M Items	15. Clean trash from control structure	1	\$250.00	\$250.00
16.	O and M Items	16. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00
17.	O and M Items	17. Fill under MES with a mixture of soil and #57 limestone gravel to prevent further erosion	1	\$1,500.00	\$1,500.00

Total **\$20,550.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Service/Repair Quote 26164-1

Issue Date February 26, 2026

Expires March 28, 2026



PREPARED BY

Travis Larson

America's Swimming Pool Co - South Shore & South Tampa
(813) 322-5270
travislarson@asppoolco.com
219 Flamingo Dr #3485, Apollo Beach, FL 33572, USA

PREPARED FOR

Cypress Mill CDD

Cypress Mill CDD
(609) 457-5490
alba.sanchez@inframark.com
15720 Miller Creek Drive, Ruskin, Florida 33573

SERVICE/REPAIR QUOTE DETAILS

15720 Miller Creek Drive, Ruskin, Florida 33573

Table with 3 columns: DESCRIPTION, QTY, TOTAL. Row 1: Main Pool Enclosure, \$320.83. Row 2: AQUAWORX 150LB GAS SHOCK, 1 Each. Row 3: AQUAWORX 150LB LOCKING GAS SHOCK, 1 Each. Row 4: Labor - Commercial, 0.5 Hours.

Water Feature Pump Repair \$1,327.88

Remove the existing failed motor from the Pentair WhisperFlo XF pump and install a new compatible motor. Scope includes disassembly of the pump wet end, replacement of the motor, installation of a new shaft seal and required gaskets, reconnection of electrical wiring, system restart, and operational testing. Pump will be primed and inspected to verify proper rotation, flow, and leak-free operation.

This repair restores reliable circulation while retaining the existing pump housing and wet-end components.

Purex WhisperFlo Pump Seal Kit



ODP Square Flange Pool & Spa Pump Motor 3HP 208/230V



Electrical Installation
Include various wire, flexible conduit, and Liquidtite fittings.

Labor - Commercial 2 Hours

Repair Waterline Tile \$2,544.52


Remove damaged gutter waterline tile and gutter bullnose/mud cap tile along approximately 30 linear feet of the commercial pool perimeter. Scope includes demolition of existing tile, preparation of the substrate, repair of any deteriorated or voided areas using hydraulic cement, and installation of new waterline tile and mud cap.

Where required, 6"x6" mud cap tile will be cut into approximately 1" wide strips to properly form radius sections and maintain a uniform finished appearance. All tile will be installed using appropriate bonding materials for commercial aquatic environments, properly aligned, grouted, and tooled for durability and aesthetic consistency.

This repair restores structural integrity, safety, and appearance to the pool gutter system.



Applicable code - FBC 454.1.6.5.3.1.3

The gutter lip shall be tiled with a minimum of 2-inch (51 mm) tile on the pool wall, each a minimum size of 1 inch (25 mm) on all sides. The back vertical wall of the gutter shall be tiled with glazed tile. All tile used on the flat, horizontal part, or the leading edge of an open-type gutter, must be slip resistant.

6" x 6" Mud Cap Tile Colonial	30 Each
5 gal 50 lb Anchor Set Quick Setting All-Purpose Hydraulic Cement White	
	
Southern Sanded Dry-Set Mortar	1 Bags
Grout Material	1 Bags
Labor - Commercial	8 Hours

Replace Gutter and Floor Return Grates \$1,049.31

Replace five (5) gutter grates (4" x 2") and ten (10) floor return covers at the commercial pool. Scope includes system shutdown, removal of existing components, underwater replacement of floor return covers by diver, installation of new stainless hardware, system restart, and verification of secure and proper operation. All components will be installed in accordance with commercial pool safety and operational standards.

Face Plate Grate	10 Each
	
2" x 4" Rectangular White Compact Deck Drain Cover Only	5 Each
	
Labor - Commercial	3.5 Hours

Splash Pad Repair \$3,741.52

Replace ORP/pH Probes and housing \$1,881.52

Replace faulty probes and damaged probe housing on Splash Pad ORP system

BECSys Probe Housing	
BECSys pH Sensor, 36" Cable - 2YR	
BECSys ORP Sensor, plat band, 36" Cable - 2YR BECSys ORP Sensor, plat band, 36" Cable - 2YR warranty	
Labor - Commercial	1 Hours

Push Button Activation with Delay Timer \$1,860.00

Install a push-button activated off-delay timer to control splash pad operation by modifying existing valve control logic. Scope includes reconfiguration of control wiring, installation of underground conduit from the equipment enclosure to the splash pad location (including tunneling beneath the existing sidewalk to avoid demolition), installation of push-button control, programming of timed shutoff duration, system testing, and site restoration.

This improvement provides controlled, user-activated operation with automatic shutoff to conserve water and reduce unnecessary system runtime.

Electrical Installation	4	
Include various wire, flexible conduit, and Liquidtite fittings.		
Push Button Activation Switch		
Labor - Commercial	6 Hours	
Timer	1	
TOTAL		\$8,984.06

Quote Validity & Approval

Quotes are good for 30 days.

If you would like to approve only individual line items, please call our office at 813-322-5270 so we can confirm scope, pricing, and schedule accordingly.

Many of the quotes we provide are for repairs that are essential to properly maintaining your pool's water balance and overall health. Your pool depends on effective filtration, circulation, and water chemistry to remain clean, safe, and operating efficiently. When any of these components aren't functioning correctly, it can lead to poor water quality, increased chemical usage, equipment strain, and long-term damage.

As always, if you have any questions about the recommended repairs or how they affect your pool's performance, we're here to help.

Payment Terms

Payment is due upon completion unless otherwise stated in writing. Invoices not paid within 10 days are subject to a late fee of \$25 or 1.5% per month (18% APR), whichever is greater, as permitted by Florida law. Unpaid balances may result in suspension of future service.

ASP – America's Swimming Pool Company
 Florida State Certified Pool Contractor License: CPC1460605



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Cypress Mill
Date 02/25/2026

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

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

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

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

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

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

Wind and Rain policy,

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

Named storm policy,

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

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

**RATE for Commercial Service will be:
Service dates M, W, F**

**Pool – 24000 116000 Gallons Permit # _____
Splash Pad - _____ Gallons Permit # _____**

Total \$2600.00 Per Month

Non Service Days observed by Cooper Pools Inc: Thanksgiving Day, Christmas Day, New Years Day, 2 days for state training typically Feb or March

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

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

Email: _____

Name: _____

Phone Number: _____

Signature: _____

Date: _____

Initial Tech: TBD
Offered by;
[Andrew Burkett](#)
CPO Technician/Repairs
Cooper Pools Inc
844-766-5256 Office



PERGOLA REFURBISHMENT PROPOSAL

Community: Cypress Mill CDD

Location: 15231 Miller Creek Drive, Sun City Center, FL

Neptune Multi Services is pleased to provide this proposal for the refurbishment of the pergola located at the pool area.

Scope of Work

- Light sanding of all wood surfaces
- Chemical wash treatment
- Gentle low-pressure wash (soft wash)
- Application of water sealant (two coats)
- Repainting of all metal hardware

Project Details

- Estimated Labor: 40 hours (2 technicians)
- All labor, materials, and equipment included
- Careful handling to preserve wood integrity

Total Investment

\$3,950.00

Why Neptune Multi Services

- Experienced with HOA & CDD communities
- Professional project coordination
- Quality control and accountability
- Fully insured

Notes

- Schedule coordinated with onsite management
- Work can begin promptly upon approval
- Site visit available if needed



2002 West Grand Parkway North | suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Alba Sanchez
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Cypress Mill CDD
 15231 Miller Creek Drive
 Sun City, Florida 33573

Estimate #140	
Sent on	Feb 26, 2026
Total	\$6,800.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	<p>The process will involve lighting sanding of all wood surfaces, followed by a light pressure wash and a chemical wash. After the chemical wash, a gentle pressure wash will be necessary due to the delicate nature of the wood.</p> <p>Once the wood has dried, we will apply a water sealant in two phases. This proposal encompasses all labor for a duration of 40 hours with two techs, as well as all materials required for the sealant and chemical treatments.</p> <p>This also includes repainting of all metal hardware.</p> <p>Please note that this proposal does not cover any wood replacement.</p>	40	\$170.00	\$6,800.00

Total	\$6,800.00
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This quote is valid for the next 30 days, after which values may be subject to change.

Flock Safety + FL - Cypress Mill CDD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Christian Hillhouse
christian.hillhouse@flocksafety.com
813-694-8869

Quote Number: Q-196785
Expiration Date: 04/29/2026



ORDER FORM

This order form (“**Order Form**”) hereby incorporates and includes the terms of the previously executed agreement (the “**Terms**”) which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the “**Effective Date**”)

Customer: FL - Cypress Mill CDD
 Legal Entity Name: FL - Cypress Mill CDD
 Accounts Payable Email: alba.sanchez@inframark.com

Initial Term: 12 Months
 Renewal Term: 12 Months
 Payment Terms: Net 15

Address: 2654 Cypress Ridge Boulevard, Suite 101
 Wesley Chapel, Florida 33544

Billing Frequency: Annual Plan - First Year Invoiced at Signing.
 Retention Period: 30 Days

Hardware and Software Products

Recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$7,150.00
Flock Safety Bundles			
Dual Solar Video Camera - Fixed, fka Dual Solar Condor Fixed	Included	1	Included
Flock Safety Video Products			
Solar Video Camera Fixed, fka Condor	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Existing Infrastructure Implementation Fee	\$0.00	1	\$0.00
Professional Services - Existing Infrastructure Implementation Fee	\$0.00	1	\$0.00

Subtotal Year 1:	\$7,150.00
Annual Recurring Subtotal:	\$7,150.00
Discounts:	\$300.00
Estimated Tax:	\$0.00
Contract Total:	\$7,150.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$7,150.00
Annual Recurring after Year 1	\$7,150.00
Contract Total	\$7,150.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$300.00

Product and Services Description

Flock Safety Platform Items	Product Description
Solar Video Camera Fixed, fka Condor	Community grade live streamed Solar powered Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming. AC power is also available if needed.
Dual Solar Video Camera - Fixed, fka Dual Solar Condor Fixed	Community grade dual live streamed Solar powered Fixed cameras with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Solar Video Camera Fixed, fka Condor	Community grade dual live streamed Solar powered Fixed cameras with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming.

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/cs-terms-and-conditions>.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: FL - Cypress Mill CDD

By: _____

By: _____

Name: Dan Haley

Name: Alba Marissa Sanchez

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____

39 **THIRD ORDER OF BUSINESS** **EGIS Insurance**

40 Ms. Christina Wood discussed the loss run process and the effect it may have on the five-year
41 insurance policy. On-site staff will continue to secure replacement furniture before the signed
42 release takes place.

43

44 **FOURTH ORDER OF BUSINESS** **Public Comments on Agenda Items**

45 No audience comments.

46

47 **FIFTH ORDER OF BUSINESS** **Staff Reports**

48 **A. Field Inspection Report**

49 Mr. Liggett discussed the Field Inspection Report. Mr. Robare requested moving
50 forward, as they have before and after photos of all approved JOBBER projects.

51

52 **B. District Accountant Report**

53 Mr. Sciortino was not present, and Ms. Sowani presented a high-level overview of
54 the financials status of the District, noting no concerns at this time. She noted the
55 District is 99% collected on O&M and only \$55,000 remains outstanding.

56

57 **C. District Counsel**

58 Mr. Broadus discussed the Folio payroll invoice received.

59

60 On MOTION by Mr. Seabrook seconded by Mr. Zanikos, with all in
61 favor, the Chairperson was authorized to review the paystubs and act
62 on behalf of the District to approve payment.

63

64 **D. District Manager**

65 **i. Consideration of Resolution 2026-03, General Election**

66

67 On MOTION by Mr. Robare seconded by Mr. Seabrook with all in
68 favor, Resolution 2026-03, Regarding the Election of Board
69 Members in the Upcoming Fiscal Year 2026 General Election, was
70 adopted.

71

72 **ii. General Election 2026 Fact Sheet**

73 Ms. Sanchez reviewed the General Election 2026 Fact Sheet.

74

75 **E. Field Supervisor**

76 None.

77 **F. District Engineer**
78 None.
79

80 **SIXTH ORDER OF BUSINESS** **Business Items**

81 **A. Discussion of Clubhouse Policy**

82 The Board requested a public hearing scheduled to further discuss the number of Fobs
83 allocated to each owner, and the associated cost under the Clubhouse Policy.
84

85 **B. Formal Motion to Continue with the Flock Safety Agreement**
86

87 On MOTION by Mr. Seabrook seconded by Mr. Zanikos, with all in
88 favor, continuation of the current Flock Safety Agreement was
89 approved.

90
91 **C. Consideration of Admiral Furniture Quote A-54707-00005616 – Replacement of the**
92 **Cabana Awnings and Curtains (Tabled Item)**

93 **D. Consideration of U S Seating Products – Replacement of Cabana Awnings and**
94 **Curtains**

95 **E. Consideration of Sundrella Outdoor Furnishings Quote – A-55257-00006131**
96 **Replacement of Cabana Awnings and Curtains**

97 **F. Consideration of Admiral Furniture Quote A-54665-00005578 – Replacement of Seat**
98 **Cushions (Tabled Item)**
99

100 Ms. Sanchez contacted the vendor during the meeting and spoke with Mr. Adam Farrell
101 from Admiral Furniture.
102

103 On MOTION by Mr. Robare seconded by Mr. Seabrook, with all in
104 favor, Mr. Robare’s request for a revision of the quote for \$23,000
105 for seat cushions, curtains and awnings was approved.

107 On MOTION by Mr. Robare seconded by Mr. Seabrook, with all in
108 favor, reslinging of lounge chair on site, with the cost not to exceed
109 \$185 per lounge chair was approved.
110

111 **G. Consideration of Cooper Pools Quote #662 – Commercial Installation/Repairs**
112

113 On MOTION by Mr. Seabrook seconded by Mr. Zanikos, with all
114 in favor, Cooper Pools quote #662 for commercial installation/
115 repairs in the amount of \$6,704.77 was approved.
116

- 117 **H. American Swimming Pool Company (ASP) Service Repair Quote 26164-1**
- 118 **I. Review of Cooper Pools Commercial Pool Service Agreement**
- 119 The Board decided to table agenda items 6H and 6I to the April meeting.

- 120
- 121 **SEVENTH ORDER OF BUSINESS** **Consent Agenda**
- 122 **A. Consideration of the Minutes of the Meeting Held on February 12, 2026**
- 123 **B. Acceptance of the February 2026 Check Register and O&M Report**
- 124

125 On MOTION by Mr. Seabrook seconded by Mr. Robare, with all in
 126 favor, the Minutes of the Meeting held on February 12, 2026, was
 127 approved, and the February 2026 Check Register and O&M Report
 128 were accepted.

- 129
- 130 **EIGHTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
- 131 **Comments**

132 Mr. Robare requested that the ASP termination notice be placed on hold, pending receipt
 133 of an all-inclusive contract from Cooper Pools.

134 Mr. Seabrook noted that the On-Site manager will test the existing speakers on her IPAD
 135 before any funds are spent on a new system.

136 Mr. Robare mentioned that photos of the areas that require additional painting/touchup will
 137 be sent to him to provide to the vendor.

138 Mr. Zanicos will notify management when the check can be released to the vendor.

- 139
- 140 **NINTH ORDER OF BUSINESS** **Public Comments**

141 None.

- 142
- 143 **TENTH ORDER OF BUSINESS** **Adjournment**

144 There being no further business,

145

146 On MOTION by Mr. Robare, seconded by Mr. Seabrook, with all
 147 in favor, the meeting was adjourned at 12:15 p.m.

148

149 _____

150 Secretary/Assistant Secretary Chairperson/Vice Chairperson