



# *Cypress Mill Community Development District*

May 14, 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



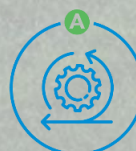
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Cypress Mill Community Development District

## Board of Supervisors

Jason Robare, Chairman  
John Zankos, Vice Chairperson  
Dr. Anthony Seabrook, Assistant Secretary  
William Sharp, Assistant Secretary  
Vacant, Assistant Secretary

## District Staff

Alba Sanchez, District Manager  
Whitney Sousa, District Counsel  
Todd Amaden, District Engineer  
Christy Fowler, Field Supervisor  
Fernand Thomas, District Accountant  
Angela Savion, On-Site Manager  
Kareen Baker, District Admin

## Regular Meeting Agenda

Thursday, May 14, 2026 at 9:30 a.m.

The Regular Meeting of the **Cypress Mill Community Development District** will be held on **May 14, 2026, at 9:30 a.m. at the Offices at Inframark, located at 2005 Pan Am Circle Tampa, Florida 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

**Meeting ID:** 277 956 211 197 **Passcode:** Fo6SX7Hd

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. APPROVAL OF AGENDA

### 3. AUDIENCE COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 4. STAFF REPORTS

- A. Inframark April 2026 Field Inspection
- B. Inframark Amenity Center Playground Inspection
- C. Inframark Pocket Park Playground Inspection
- D. District Counsel
  - i. Announcement of New District Counsel
  - ii. Reminder of the Form 1 Submission
- E. District Manger
  - i. Information on the Number of Registered Voters – 1,653
- F. District Engineer
- G. Onsite-Site Manager

### 5. BUSINESS ITEMS

- A. Presentation of Fiscal Year 2027 Proposed Budget **(To Be Sent Under Separate Cover)**
  - i. Consideration of Resolution 2026-05; Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing
- B. Consideration of Advanced Aquatic Waterway Maintenance Agreement
- C. Consideration of Blue Wave Lighting Landscape Lighting Proposal
- D. Discussion of Release of Property Damage Claim #000-10-052857

E. Grau & Associates – Arbitrage Rebate Report Special Assessment Bond Series 2020

F. Discussion on Painting of the Front Logo Sign

**6. BUSINESS ADMINISTRATION**

A. Consideration of Minutes of April 9, 2026, Regular Meeting

B. Approval of the March 2026 Check Registers with Invoices

**7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**8. AUDIENCE COMMENTS**

**9. ADJOURNMENT**

*The next Regular Meeting is scheduled for Thursday, June 11, 2026, at 9:30 a.m.*



## Cypress Mill CDD April 2026

Thursday, 16 April 2026

Prepared For Board Of Supervisors

27 Issues Identified

27 Issues Incomplete

## Item 1

Item 5 on the previous report planting Croton's in the front of the clubhouse was not completed

Item 6 filling in the Jasmine on the median has not been completed

Item 10 is still outstanding

## Item 2

Assigned To: Steadfast

Beth Shields & 19th Ave NE – Monument Area

### Observations:

Monument area has missing plantings and should have additional plant material reinstalled.  
Round hole with an uncovered utility box located in front of the monument.  
Existing flax lilies on both sides are not symmetrical and lack a mirrored appearance.

### Recommendations:

Install 10 Gold Mound shrubs at the monument to enhance restore the esthetics.  
Order and install an appropriate cover for the uncovered box.  
Remove existing flax lilies and replace with Dwarf Pandanus on both sides to create a balanced, mirrored design and updated landscape appearance and improved the overall esthetics.



### Item 3

Assigned To: Jan Pro

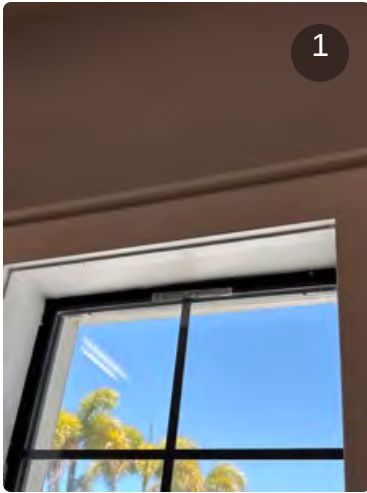
Women's Restroom at the Amenity Center

Observations:

Window and door frames have visible dust accumulation at the top.

Recommendations:

Dust and clean all window and door frames to maintain cleanliness and presentation.  
Onsite management to notify the cleaning company for corrective service.



#### Item 4

Assigned To: Onsite  
Amenity Center

#### Observations:

Damaged sheet rock noted in the area near the sensor light.

#### Recommendations:

Contact painter to complete necessary repairs to restore appearance and proper function.



#### Item 5

Assigned To: Jan Pro  
Amenity Center – Water Fountain Near Gym

#### Observations:

Visible buildup present on the water fountain surface.

#### Recommendations:

Clean and sanitize the water fountain to remove buildup and maintain proper hygiene, appearance, and functionality.

#### Item 6

Amenity Center – Pool Area

Observations:

Open planting areas on the pool deck would benefit from additional plant material.

Seed pods present in palm trees.

Existing mulch may be better suited for replacement with river rock in Photo 3

Unsecured drip line

Broken pavers present.

Multiple broken tiles observed throughout the pool area.

Existing Bird of Paradise plantings may not provide the desired aesthetic appearance.

Recommendations:

Add plant material to fill open areas on the pool deck and enhance the landscape presentation.

Remove seed pods from palm trees to improve appearance and reduce debris.

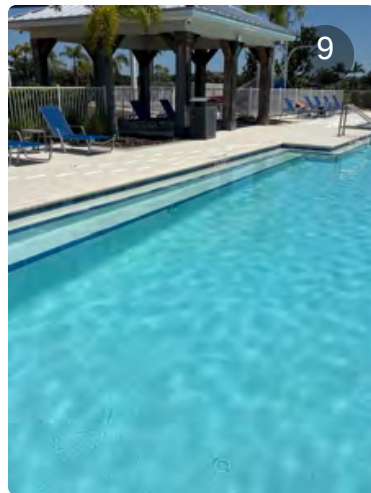
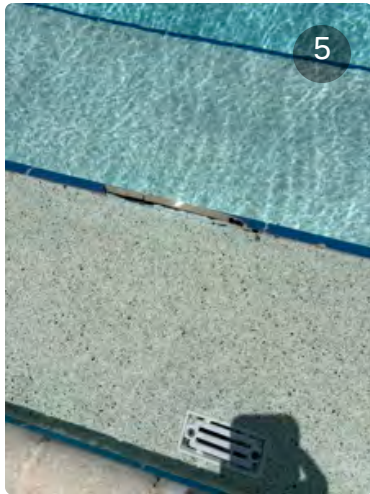
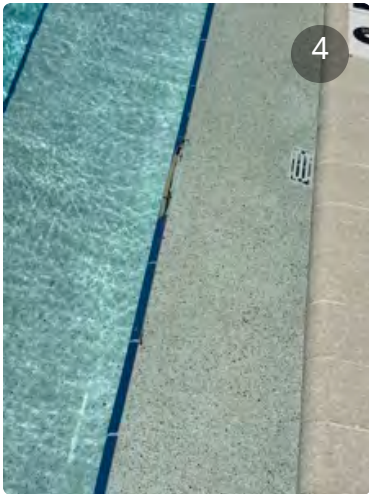
Re-secured drip line

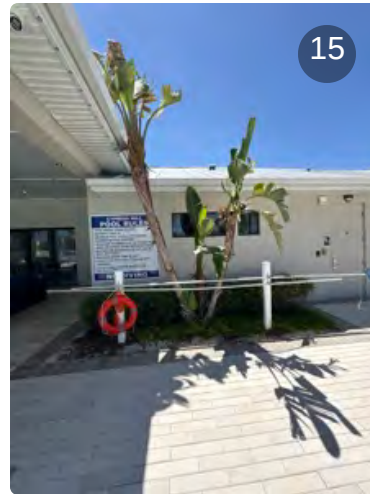
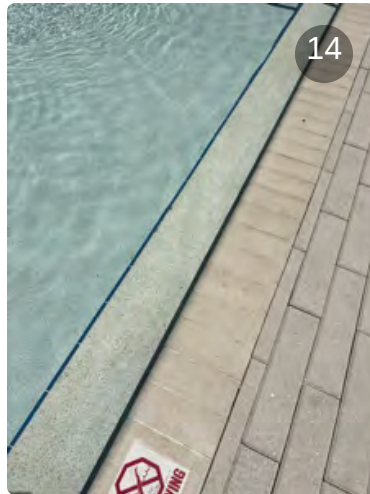
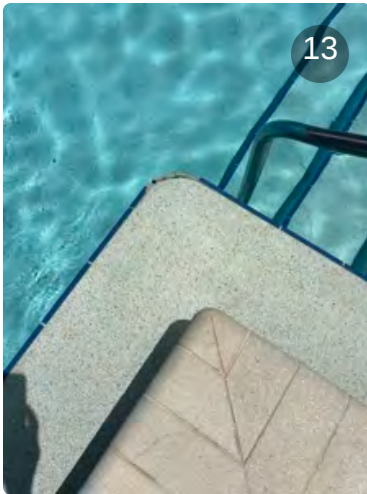
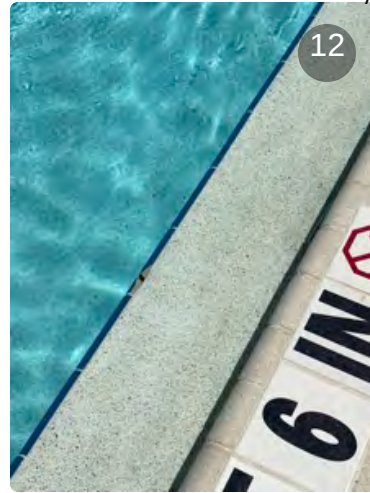
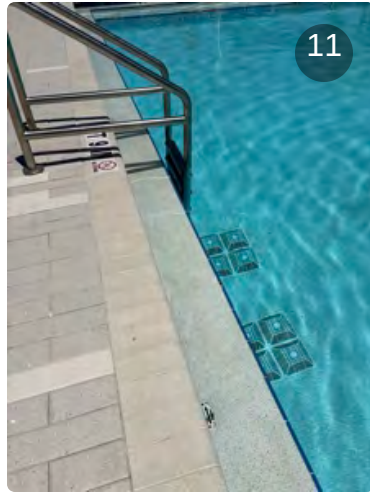
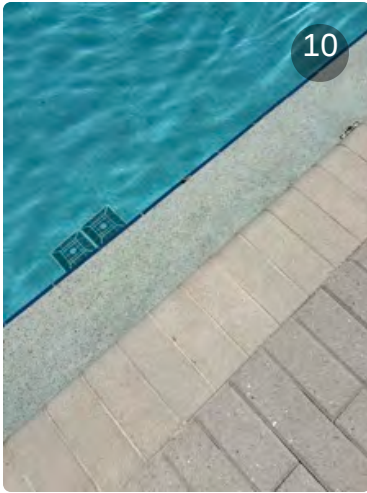
Replace mulch with decorative rock for a cleaner look and reduced maintenance.

Repair or replace broken pavers to maintain safety and appearance.

Repair or replace damaged pool tiles throughout the area.

Evaluate replacement of Bird of Paradise with a more aesthetically suitable plant selection consistent with the overall design.





**Item 7**

Assigned To: Sitex

Amenity Center Pond

Observations:

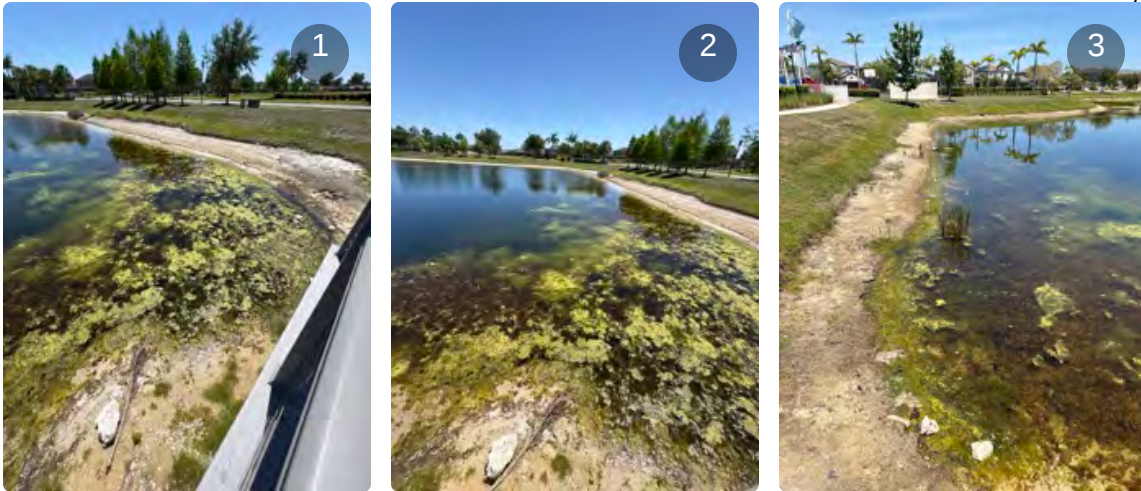
Substantial algae growth present in the pond.

Recommendations:

Treat the pond for algae to improve water quality and overall appearance.

Evaluate current pond management practices and adjust treatment frequency as needed to prevent recurrence.

Continue monitoring conditions to maintain pond health and balance.



**Item 8**

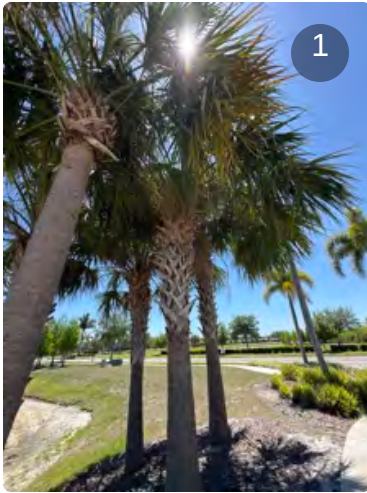
Assigned To: Steadfast/ Inframark Maintenance  
 Amenity Center – Pond / Pool Exterior Area

Observations:

Palms adjacent to the pier require pruning and seed pod removal.  
 Pergola post boots on the exterior side of the pool fence require replacement.  
 Wood stake/debris present in the landscape bed next to the pool between the pool area and pond.

Recommendations:

Prune palms next to the pier to remove dead fronds and seed pods to improve appearance.  
 Replace damaged or missing pergola post boots outside the pool fence area.  
 Remove and properly dispose of the wood stake/debris from the landscape bed to maintain appearance.



**Item 9**

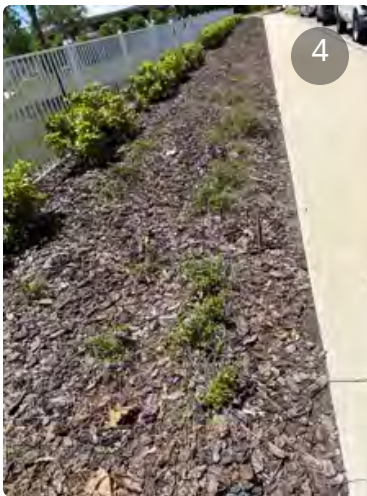
Assigned To: Onsite/Inframark Maintenance/Steadfast  
 Amenity Center – Rear Area

Observations:

- Sidewalk requires cleaning due to visible buildup.
- Gate was locked in the closed position, preventing the door from latching properly.
- Planting area lacks sufficient lantana to provide full coverage and proper appearance.

Recommendations:

- Power wash the sidewalk to remove buildup and improve appearance.
- Adjust gate lock/closure hardware so the gate can close and latch properly while maintaining security.
- Add lantana to fill in the planting area and restore a complete, uniform landscape appearance.



### Item 10

Assigned To: Steadfast/ Board

Mailbox Area & Amenity Center Parking Lot

#### Observations:

Ant pile present at mailbox area.

Moss growth observed on trees in the Amenity Center parking lot.

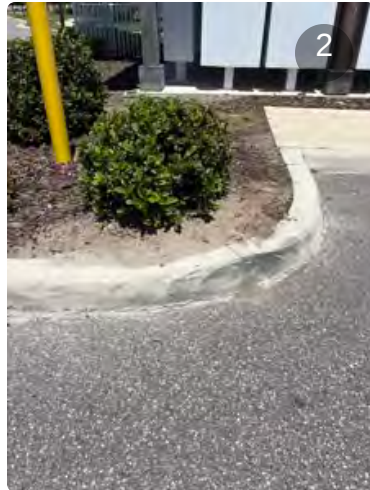
Turf in designated area is experiencing high foot traffic and showing signs of wear.

#### Recommendations:

Treat and eliminate ant pile at mailbox area to prevent spread and maintain safety.

Remove moss from trees in the Amenity Center parking lot to improve tree health and appearance.

Evaluate long-term solution for high-traffic turf area, such as installation of artificial turf or strategic planting of shrubs to deter foot traffic and protect landscape areas.



### Item 11

Assigned To: Steadfast

Miller Creek & Miller Creek – Corner Area

#### Observations:

Battery clock box cover is missing.

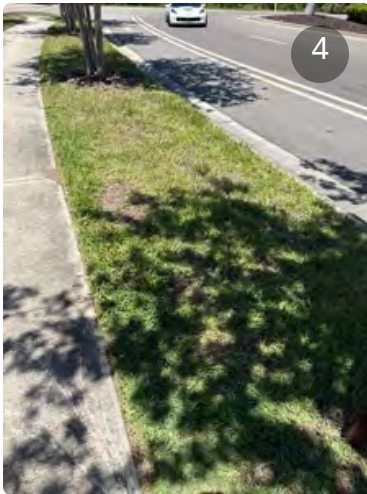
Turf is showing signs of stress.

Irrigation coverage needs evaluation, especially under current water restrictions.

#### Recommendations:

Replace missing battery clock box cover to protect components and maintain system integrity.

Inspect irrigation coverage and system performance to ensure even distribution.



## Item 12

Assigned To: Steadfast

Monument – 19th Ave NE & Miller

### Observations:

Torpedo grass present within bougainvillea planting areas.

Liriope grasses are continuing to decline.

Potential irrigation coverage concerns affecting plant health.

### Recommendations:

Treat and remove torpedo grass to prevent further spread into the planting beds.

Evaluate irrigation coverage and adjust as needed to improve plant health.

Cut back declining Liriope grasses to encourage regrowth and improve overall appearance.



### Item 13

Assigned To: Sitex

Pond – Behind Monument (19th Ave NE & Miller Creek Dr)

#### Observations:

Significant trash accumulation present around the pond.  
Algae observed within the pond.

#### Recommendations:

Remove all trash from the pond shoreline and surrounding areas to restore cleanliness.

Treat pond for algae to improve water quality and appearance.  
Continue routine monitoring to prevent recurrence of debris and algae buildup.



## Item 14

Assigned To: Steadfast

Miller Creek Dr & 19th Ave NE – Entrance Roadside Turf  
(between sidewalk areas)

Observations:

Turf is declining in multiple areas along the roadway between sidewalk sections at the entrance.

Recommendations:

Inspect irrigation coverage and system performance to determine if insufficient watering is contributing to turf decline. Evaluate soil conditions and compaction in affected areas. Implement corrective actions as needed to restore turf health and uniformity. Continue monitoring to ensure recovery and prevent further decline.

## Item 15

Assigned To: Steadfast

Wash Island Dr – Park Area

Observations:

Significant Dollar Weed present throughout turf areas; potential contributing factors could include irrigation

Tree rings are heavily infested with weeds.

Ant activity observed and requires treatment.

Recommendations:

Evaluate irrigation practices and reduce/adjust as needed to discourage Dollar Weed proliferation.

Treat turf area specifically for Dollar Weed.

Hand pull or treat weeds within tree rings and refresh rings as needed to improve appearance.

Treat ant activity throughout the park to prevent further spread and maintain usability and safety.



### Item 16

Assigned To: Steadfast/ Sitex

Ozella Trail Ave & Miller Creek Dr – Lift Station / Pond Area

Observations:

Jasmine requires cutting back.

Trees require evaluation for establishment and staking status. Stakes may no longer be needed.

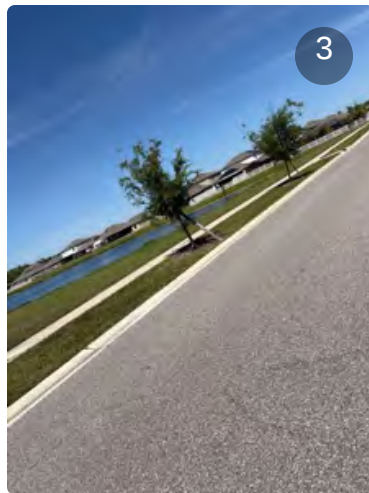
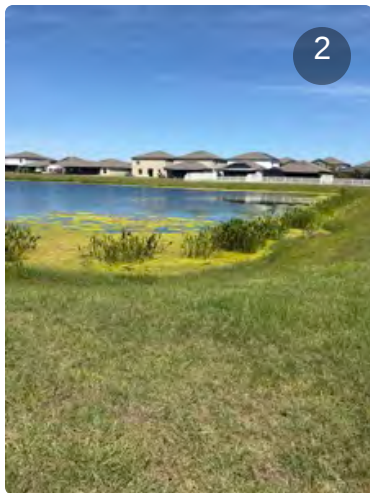
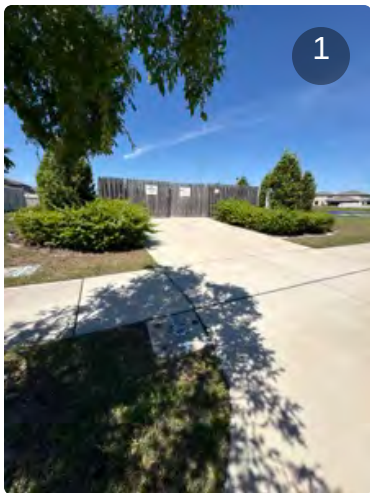
Pond at lift station has significant algae presence.

Recommendations:

Cut back Jasmine to maintain esthetics and control growth.

Inspect trees to determine establishment; remove stakes if trees are stable and self-supporting.

Treat pond for algae to improve water quality and appearance and continue monitoring for recurrence.



**Item 17**

Assigned To: Inframark Maintenance  
King Creek Dr – Dead End

Observations:

Fence panel is down.

Recommendations:

Repair the damaged fence panel to restore enclosure integrity, safety, and overall appearance. - Estimate has been requested

**Item 18**

Assigned To: Steadfast

Pocket Park – 1577 Spice Key

Observations:

Fence panel is damaged and requires replacement.

Weed vines present within holly shrubs.

Plant material missing/declining in several areas.

Stake remains in the landscape (Photo 9).

Recommendations:

Replace the damaged fence panel to restore enclosure integrity and appearance.

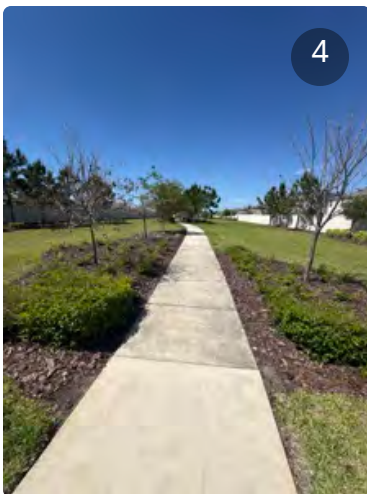
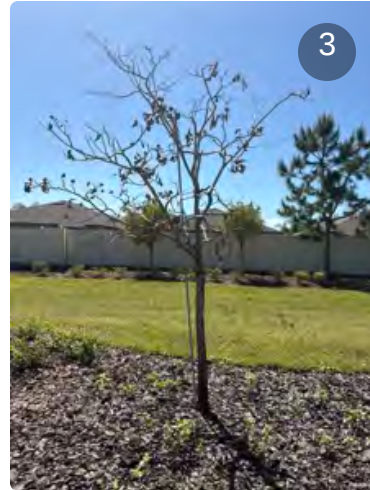
Remove weed vines from within holly shrubs to improve plant health and appearance.

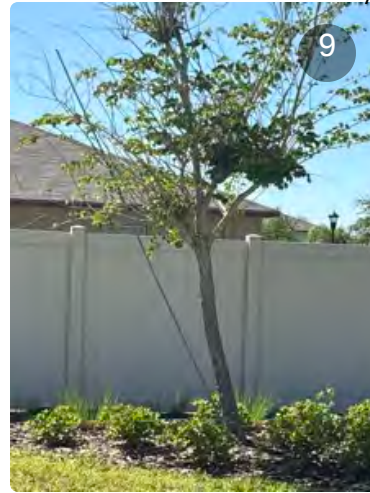
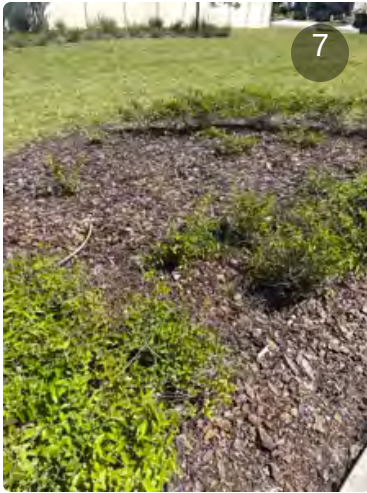
Replace two (2) Gold Mound shrubs.

Replace two (2) jasmine plants.

Replace ten (10) ornamental grasses.

Remove remaining stake referenced in Photo 9.





**Item 19**

Assigned To: Steadfast/Board

King Creek Dr & Fort Island Place – Park Area

Observations:

Landscape beds are in need of mulch refresh.

Maui Ixora installed in areas intended for Dwarf Ixora, creating inconsistency in design.

Arboricola are not thriving and require evaluation for replacement or substitution.

High presence of dog waste observed throughout the area.

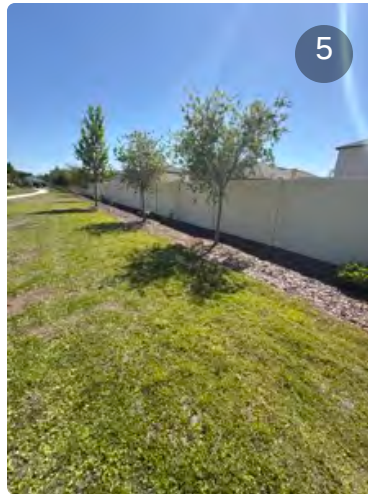
Recommendations:

Install fresh mulch throughout landscape beds to improve appearance and weed suppression.

Replace or correct plant material by installing Dwarf Ixora in designated areas for design consistency.

Replace failing Arboricola with a more suitable shrub species or alternative that performs better in site conditions.

Evaluate installation of a mid-park dog waste station to improve sanitation and reduce waste issues.



**Item 21**

Assigned To: Steadfast/ Inframark Maintenance

Dog Park Area – Peace River Dr & Greenleaf Bay (Corner)

Observations:

Arboricola around the dog park require cutting back.

Palm boots present just past the dog park near the corner of Peace River Dr and Greenleaf Bay.

Trash accumulation observed along the fence line behind the dog park.

Substantial holes present within the dog park creating trip hazards.

Dog park gate latch is broken.

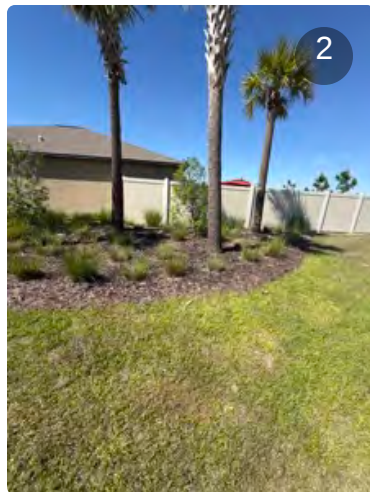
Recommendations:

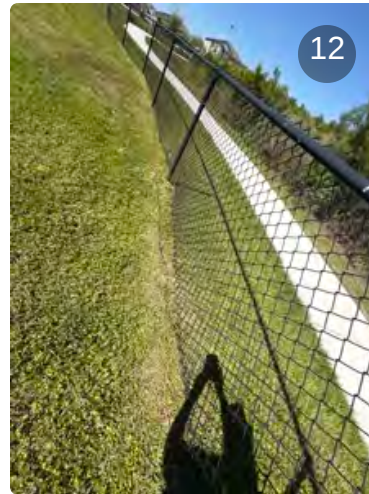
Cut back Arboricola around the dog park to maintain clearance and appearance.

Remove palm boots and clean trash along the fence line behind the dog park.

Fill and level holes within the dog park to eliminate trip hazards and restore safe use.

Repair or replace the broken gate latch to ensure proper function and security of the dog park. - Requested proposal for Inframark maintenance.





**Item 22**

Assigned To: Steadfast/Inframark Maintenance

Playground Area

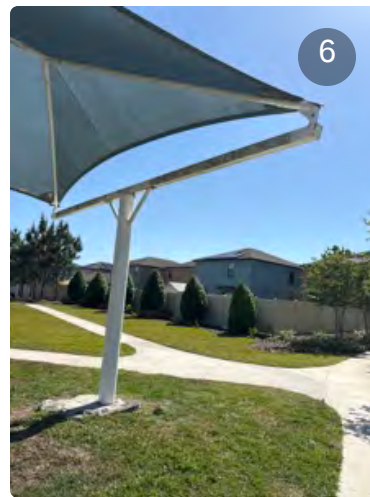
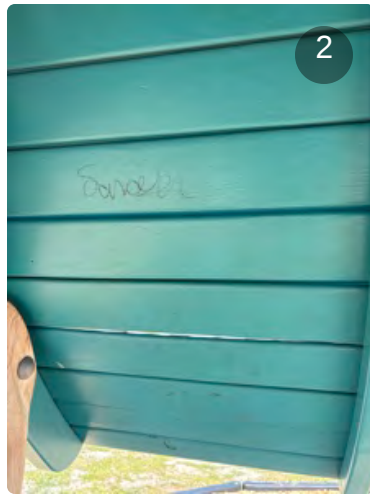
Observations:

- Vandalism/graffiti present on playground toys.
- Staining observed on the structure supporting the shade sail.
- Drainage grates require edging.
- Damaged valve box requires replacement.

Recommendations:

- Remove graffiti/vandalism from playground toys.
- Clean staining from the shade sail support structure to improve appearance.
- Clear drainage grates with edger and remove overgrowth to maintain functionality and esthetics.

Replace the damaged valve box to maintain safe access and protect irrigation components. Continue monitoring the playground for recurring vandalism and maintenance this is the 2nd time it will need to be cleaned.



**Item 23**

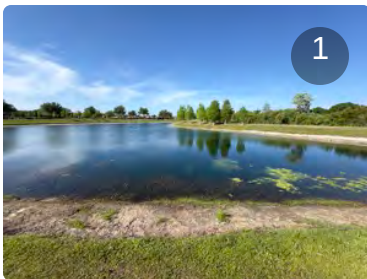
Assigned To: Sitex

Observations:

Trash has been present at the pond for an extended period.  
Heavy algae presence observed within the pond.

Recommendations:

Remove all trash and debris from the pond shoreline and surrounding area at next service.  
Treat pond for heavy algae growth to improve water quality and appearance.  
Review current maintenance/treatment frequency and adjust as needed to prevent continued buildup of trash and algae.



**Item 24**

Assigned To: Sitex

Pond – 19th Ave NE & Miller Creek Dr

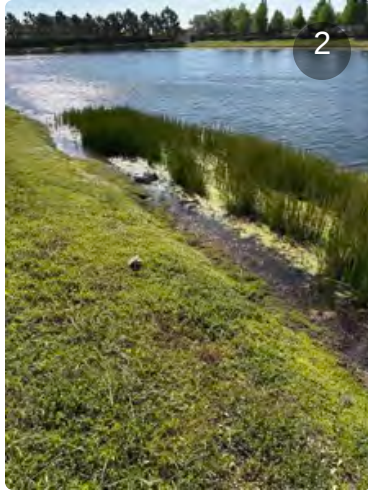
Observations:

Trash present in and around the pond area.  
Algae observed within the pond.

Recommendations:

Remove trash and debris from the pond shoreline and surrounding areas.  
Formulate and implement an appropriate treatment plan for algae control to improve water quality and appearance.

Continue monitoring pond conditions and adjust treatment frequency as needed to maintain results.



**Item 25**

Assigned To: Sitex

Pond Bank – Miller Creek Dr & Buckford Landing PI

Observations:

Weeds present along the pond bank.

Recommendations:

Treat and remove weeds along the pond bank to restore appearance and maintain a clean shoreline edge.

Continue routine maintenance to prevent regrowth and protect pond bank aesthetics.



### Item 26

Assigned To: Steadfast

Miller Creek Dr & Buckford Landing PI

Observations:

Weeds present along the sidewalk tree rings.

Recommendations:

Treat and remove weeds restore appearance and maintain a clean appearance.

Apply fresh mulch to tree rings to improve appearance and suppress future weed growth.

Continue routine maintenance to prevent regrowth.



### Item 27

Assigned To: Steadfast/Sitex/Board

Sandhill Crane nest noted on the East side of the pond at Buckford Landing Place

## Item 28

Assigned To: Sitex

Pond – Camp Island Ave & Miller Creek Dr



Observations:

Significant algae presence observed within the pond.

Recommendations:

Treat the pond for algae to improve water quality and overall appearance.

Review current treatment schedule and adjust frequency as needed to prevent recurrence.

Continue monitoring pond conditions to maintain long-term health and balance.



## Cypress Mills Amenity Center Playground

Tuesday, March 31, 2026

Kyle Goldberg

**NRPA Certified Playground Safety Inspector**

# National Recreation and Park Association

Let it be known that

## KYLE GOLDBERG

has met the requirements of the standards set forth by the  
National Certification Board  
and is hereby granted certification as a

### Certified Playground Safety Inspector



CHAIRPERSON



NRPA PRESIDENT AND CEO



April 17, 2025

DATE CERTIFIED

64179-0417

CERTIFICATION NUMBER

April 30, 2028

EXPIRATION DATE

# CPSI

# Guide

Each issue identified in the playground inspection will have a correlating picture, priority level, and short description identifying the issue.

Priority levels range from 1 (low priority) to 5 (high priority). Priority level 5s are consider severe and should be fixed as soon as possible. While priority level 1s, while still considered as non-compliant, are considered to be of less risk to children playing on the equipment.



Section Number



Subsection Number



## Fig. 6.5 - Fencing

Priority Level: 1 ← Priority Level

Two caps missing or not properly secured.

# Cypress Mills Amenity Center Playground Inspection Summary

On March 31st, I conducted a playground inspection at the amenity center playground located at Cypress Mills. The inspection started at 10:00 AM, it was a clear day and 77°F. I used a variety of different probes and measurement devices to check the playground equipment in compliance with ASTM standards and CPSI guidelines.

All playground equipment was within the parameters of CPSI guidelines concerning use zones. However, although the shade structure support post exceeds the 6ft minimum use zone away from the slide, a protective rubber mat should be considered to greatly reduce the possibility of injury.

The playground is missing a sign identifying the age range the playground equipment is intended to be used by. A sign should be installed identifying the age range as 5-12 years old. A sign should be installed at every entrance of the playground as well.

Of the problems I saw, the most concerning were; the missing fasteners on the climbing net, sharp protrusions on the balancing beam, and missing playground equipment leaving sharp holes on the composite play structure.

Besides the fasteners connecting the climbing net, most of the fasteners seem to be in good condition. Missing playground equipment should be replaced with the original pieces from Kompan. It appears the balancing beam is missing a cap leaving exposed sharp protrusions. It also appears there are some missing railing pieces from the composite play structure that is leaving some sharp edges.

Adding more mulch should be considered to make the concrete pads holding the benches below the surface of the mulch to remove the trip hazard. The bolts anchoring the benches into the concrete pad exceed the "two-thread rule" and should be shaved down to be in compliance.

Overall, the playground appears to be in good condition with few repairs needed to bring the playground into compliance with ASTM standards and CSPI guidelines.

1. Unitary Impact-Attenuating Surfacing (UIAS)

	Compliant	Non-compliant	N/A
1. Loose or missing tiles	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Tears or breaks through the top of the unitary surfacing material	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Presence of animal or human feces, blood, or other bodily fluids, food wastes or other unsanitary condition	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Standing water on the surfacing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Moss, algae, or other vegetation growing in the seams or on the top of the surfacing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Loose aggregate, debris, or other slip hazards on the surface	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Presence of tripping hazards	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

2. Loose-Fill Impact-Attenuating Surfacing (LFIAS)

	Compliant	Non-compliant	N/A
1. Surface level with no depressions or mounds	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. No tripping hazards	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. No loose debris, sharp items, bodily fluids or other unsanitary conditions	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. No standing water, algae, fungi, or moss growth	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Playground surfacing is at or above equipment support posts "benchmarkings"	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
6. Surfacing depth at least as deep as necessary to comply with ATSM F1292 - Min. > 9 in.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
7. Presence of loose-fill particles larger than two fingers in the width of the surfacing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Compliant	Non-compliant	N/A
1. Containment border members not securely anchored, or are loose or missing	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. Containment border material is broken, damaged, or deteriorated	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Presence of other impalement protrusions or splinters in the containment border	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Fasteners or anchors protrude above the top of the containment border, not flushed or recessed	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. Signs

	Compliant	Non-compliant	N/A
1. Sign listing age range for playground present	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. Signposts are not well anchored into the ground	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Presence of sharp edges or protrusions	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Sign material is broken, damaged, or deteriorated	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Surface coating is blistered, peeling, or chipped	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Sign is illegible or has graffiti on one or multiple surfaces	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

5. Benches and Waste Containers

	Compliant	Non-compliant	N/A
1. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Broken, damaged, or deteriorated	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Item is not well anchored in the ground	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Presence of sharp edges or excessive hardware projections	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
5. Coating is blistered, peeling, or chipped	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Item has graffiti on one or more surfaces	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Waste from container is overflowing or spilled	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. Fencing

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners or couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Presence of sharp edges or protrusions	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Fencing material is broken, damaged, or deteriorated	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
5. Caps missing on tubular posts or rail	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Spring Rocking Equipment

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

8. Climbers: Rigid and Non-Rigid including 3-D Nets

	Compliant	Non-Compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials especially ropes/cable connectors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check non-rigid component wear at points of contact with stationary structure and fasteners	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check flexible components (rope, coated cable, tires, etc.) for wear	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Check non-metal components for cracks or breakage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Check for uncapped pipe ends	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Compliant	Non-compliant	N/A
1. Structural integrity	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Check swing seat for cracks, excessive wear, exposed metal or breakage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check S-hook, chain links, clevis, shackles or other connecting fastener wear	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Slides

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Check non-metal slide beds for cracks, breakage, segment separations	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check for insufficient protective surfacing in the use zone, especially at the base of ascent components and in the slide exit use zone	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 11. Vertical-Axis Rotating Equipment

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check for broken or missing handrails	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check for excessive vertical oscillation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Check bearings for excessive worn or missing parts or cover plates	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Check for adequate protective surfacing around perimeter of the merry-go-round	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 12. Fulcrum and/or Spring Centered Seesaw

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Check for cracks or breakage or non-metal seats	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Check if teeter bed has become detached from fulcrum support beam	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Check bumper, if required, under the end of the teeter. It may be loose, broken, or missing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Check for insufficient surfacing at the end of the teeter	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

13. Balancing Equipment (Beams and Stepping Forms)

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Check for corrosion of steel fasteners, weld points or other metal parts	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. Manipulative Play: Play Panels/Musical Instruments

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check all moving components and connecting fasteners are properly functioning	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. Objects Outside the Use Zones and Above the 84" Overhead Clearance: Roofs, Trees, Shade Structures

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check condition of vegetation above and within striking distance of the entire play area and access paths should a dead branch fall in the direction of the playground (remove of report)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check for excessively worn S-hooks, chains links, clevis, shackles or other connecting fasteners	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check flexible components (rope, coated cable, chain, tires, etc.) for excessive wear at points of contact with stationary structure and at points of foot contact	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Check for corrosion of steel fasteners, weld points or other metal parts	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Check wood portions for rot, cracking, splitting, or splintering	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
8. Check footers and points of contact for corrosion if metal or rot if wood	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
9. Check non-metal and non-wood components for cracks of breakages	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Check for uncapped pipe ends causing sharp edges	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Check for missing or broken handholds	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### Fig. 2.2 Loose-Fill Impact Attenuating Surfacing

Assigned To: Priority Level: 1

There are a few depressions/mounds of mulch around the playground. This should be raked regularly.



### Fig. 2.2 Loose-Fill Impact-Attenuating Surfacing

Assigned To: Priority Level: 3

Mulch should be added to be level with tops of concrete pads to reduce risk of trip hazards.



**Fig. 3.1 Containment Borders**

Assigned To: Priority Level: 1

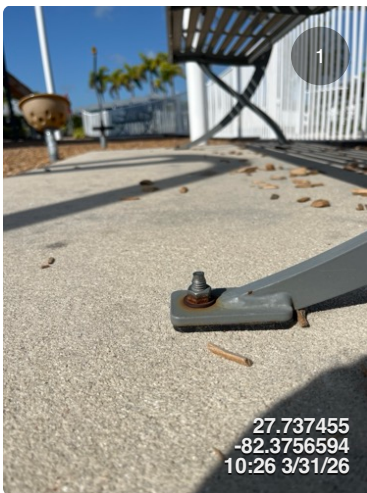
Containment border not properly anchored into the ground.



**Fig. 5.3 Benches And Waste Containers**

Assigned To: Priority Level: 1

This trashcan is not anchored into the ground.



**Fig. 5.4 Benches And Waste Containers**

Assigned To: Priority Level: 3

Bolts anchoring bench into concrete pad exceeds the "two-thread" rule and is a projection.



**Fig. 6.4 Fencing**

Assigned To: Priority Level: 1

A section of fence is damaged.



**Fig. 8.2-3 Climbers: Rigid And Non-Rigid Including 3-D Nets**

Assigned To: Priority Level: 5

The net climber connected to the composite play structure is missing a fastener.



**Fig. 8.2-3 Climbers: Rigid And Non-Rigid Including 3-D Nets**

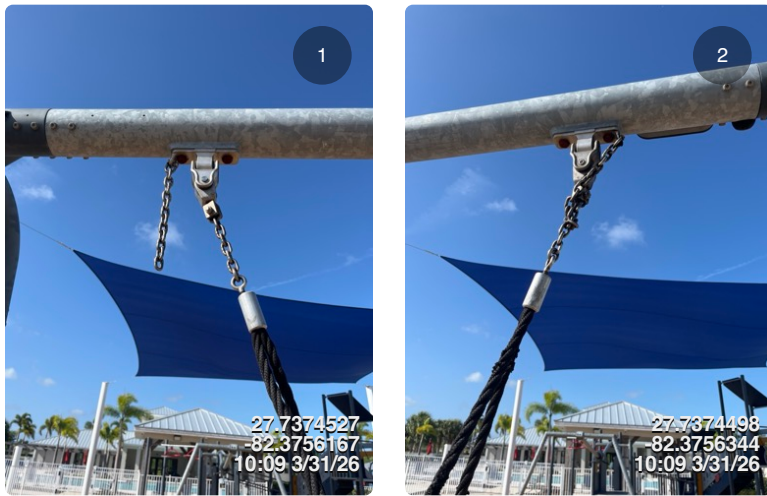
Assigned To: Priority Level: 5

A rope connector has been disconnected from structure.

### Fig. 9.4 Swings: Frame, Assembly, And Seats

Assigned To: Priority Level: 2

It appears a clevis is missing from the tire swing.



### Fig. 13.2 Balancing Equipment (Beams And Stepping Forms)

Assigned To: Priority Level: 5

Balancing equipment has exposed sharp protrusions.



### Fig. 16.2-3 Composite Structure

Assigned To: Priority Level: 4

Missing pieces of composite play structure are creating sharp edges.



### Fig. 16.2-3 Composite Structure

Assigned To: Priority Level: 4

Missing pieces of composite play structure are creating sharp edges.





### Additional Recommendations

Assigned To: Priority Level: 1

Graffiti should be removed.



### Additional Recommendations

Assigned To: Priority Level: 3

The shade structure post surpasses the 6ft minimum for the slide use zone exit however, a rubber mat should be considered to reduce risk of injuries.



## Cypress Mills Pocket Park Playground

Tuesday, March 31, 2026

Kyle Goldberg

**NRPA Certified Playground Safety Inspector**

# National Recreation and Park Association

Let it be known that

## KYLE GOLDBERG

has met the requirements of the standards set forth by the  
National Certification Board  
and is hereby granted certification as a

### Certified Playground Safety Inspector



CHAIRPERSON



NRPA PRESIDENT AND CEO



April 17, 2025

DATE CERTIFIED

64179-0417

CERTIFICATION NUMBER

April 30, 2028

EXPIRATION DATE

CPSI

Each issue identified in the playground inspection will have a correlating picture, priority level, and short description identifying the issue.

Priority levels range from 1 (low priority) to 5 (high priority). Priority level 5s are consider severe and should be fixed as soon as possible. While priority level 1s, while still considered as non-compliant, are considered to be of less risk to children playing on the equipment.



Section Number



Subsection Number



## Fig. 6.5 - Fencing

Priority Level: 1 ← Priority Level

Two caps missing or not properly secured.

# Cypress Mills Pocket Park Playground Inspection Summary

On March 31st, I conducted a playground inspection at the pocket park playground located at Cypress Mills. The inspection started at 12:00 PM, it was a clear day and 79°F. I used a variety of different probes and measurement devices to check if the playground equipment is in compliance with ASTM standards and CPSI guidelines.

Like the playground at the amenity center, this appeared to be somewhat recently installed and of good condition. I have concerns of seeing wood mold gathering underneath the composite play structure.

Of the problems I saw the most concerning were, the broken spring rocker and the fasteners on the merry-go-round.

There are remnants of a broken spring rocker located at this playground, and while coned off this is a major safety concern and should be removed immediately. When I arrived on site, the cones warning people of the broken equipment were removed and placed a few feet away. I placed the cones back, surrounding the broken equipment.

After inspecting the merry-go-round (vertical-axis rotating equipment), I noticed a few fasteners exceeding the “two-thread rule” ; these should be shaved down to be brought into compliance. I also noticed a bolt missing a nut that should be re-secured as soon as possible.

A manipulative play piece on the 2-5 year old playground should also be removed as it is in disrepair and should be replaced from the manufacturer Kompan.

Besides the graffiti and the issues identified above, the playground appears to be in good condition and a few repairs could bring this playground into compliance.

## 1. Unitary Impact-Attenuating Surfacing (UIAS)

	Compliant	Non-compliant	N/A
1. Loose or missing tiles	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Tears or breaks through the top of the unitary surfacing material	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Presence of animal or human feces, blood, or other bodily fluids, food wastes or other unsanitary condition	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Standing water on the surfacing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Moss, algae, or other vegetation growing in the seams or on the top of the surfacing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Loose aggregate, debris, or other slip hazards on the surface	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Presence of tripping hazards	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

## 2. Loose-Fill Impact-Attenuating Surfacing (LFIAS)

	Compliant	Non-compliant	N/A
1. Surface level with no depressions or mounds	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. No tripping hazards	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. No loose debris, sharp items, bodily fluids or other unsanitary conditions	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. No standing water, algae, fungi, or moss growth	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Playground surfacing is at or above equipment support posts "benchmarkings"	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Surfacing depth at least as deep as necessary to comply with ATSM F1292 - Min. > 9 in.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Presence of loose-fill particles larger than two fingers in the width of the surfacing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 3. Containment Borders

	Compliant	Non-compliant	N/A
1. Containment border members not securely anchored, or are loose or missing	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. Containment border material is broken, damaged, or deteriorated	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Presence of other impalement protrusions or splinters in the containment border	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Fasteners or anchors protrude above the top of the containment border, not flushed or recessed	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 4. Signs

	Compliant	Non-compliant	N/A
1. Sign listing age range for playground present	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Signposts are not well anchored into the ground	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Presence of sharp edges or protrusions	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Sign material is broken, damaged, or deteriorated	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Surface coating is blistered, peeling, or chipped	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Sign is illegible or has graffiti on one or multiple surfaces	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Compliant	Non-compliant	N/A
1. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Broken, damaged, or deteriorated	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Item is not well anchored in the ground	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Presence of sharp edges or excessive hardware projections	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Coating is blistered, peeling, or chipped	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Item has graffiti on one or more surfaces	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Waste from container is overflowing or spilled	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. Fencing

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners or couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Presence of sharp edges or protrusions	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Fencing material is broken, damaged, or deteriorated	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Caps missing on tubular posts or rail	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

7. Spring Rocking Equipment

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

8. Climbers: Rigid and Non-Rigid including 3-D Nets

	Compliant	Non-Compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials especially ropes/cable connectors	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check non-rigid component wear at points of contact with stationary structure and fasteners	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check flexible components (rope, coated cable, tires, etc.) for wear	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Check non-metal components for cracks or breakage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Check for uncapped pipe ends	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Compliant	Non-compliant	N/A
1. Structural integrity	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Check swing seat for cracks, excessive wear, exposed metal or breakage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check S-hook, chain links, clevis, shackles or other connecting fastener wear	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Slides

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Check non-metal slide beds for cracks, breakage, segment separations	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check for insufficient protective surfacing in the use zone, especially at the base of ascent components and in the slide exit use zone	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 11. Vertical-Axis Rotating Equipment

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check for broken or missing handrails	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check for excessive vertical oscillation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Check bearings for excessive worn or missing parts or cover plates	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
7. Check for adequate protective surfacing around perimeter of the merry-go-round	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 12. Fulcrum and/or Spring Centered Seesaw

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Check for cracks or breakage or non-metal seats	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Check if teeter bed has become detached from fulcrum support beam	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Check bumper, if required, under the end of the teeter. It may be loose, broken, or missing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Check for insufficient surfacing at the end of the teeter	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

13. Balancing Equipment (Beams and Stepping Forms)

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Check for corrosion of steel fasteners, weld points or other metal parts	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

14. Manipulative Play: Play Panels/Musical Instruments

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check all moving components and connecting fasteners are properly functioning	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. Objects Outside the Use Zones and Above the 84" Overhead Clearance: Roofs, Trees, Shade Structures

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check condition of vegetation above and within striking distance of the entire play area and access paths should a dead branch fall in the direction of the playground (remove of report)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

## 16. Composite Structure

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check for excessively worn S-hooks, chains links, clevis, shackles or other connecting fasteners	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check flexible components (rope, coated cable, chain, tires, etc.) for excessive wear at points of contact with stationary structure and at points of foot contact	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Check for corrosion of steel fasteners, weld points or other metal parts	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Check wood portions for rot, cracking, splitting, or splintering	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
8. Check footers and points of contact for corrosion if metal or rot if wood	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
9. Check non-metal and non-wood components for cracks or breakages	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Check for uncapped pipe ends causing sharp edges	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
11. Check for missing or broken handholds	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>



**Fig. 2.1-2**

**Assigned To: Priority Level: 1**

There are a few depressions/mounds of mulch around the playground. This should be raked regularly.



**Fig. 3.1**

**Assigned To: Priority Level: 2**

Containment border is not properly connected to ramp.



**Fig. 5.3 Benches And Waste Containers**

**Assigned To: Priority Level: 1**

Trash can is not anchored into the ground.



**Fig. 7.1-4 Spring Rocking Equipment**

Assigned To: Priority Level: 5

Broken spring rocking equipment should be removed immediately.

**Fig. 11.2 Vertical-Axis Rotating Equipment**

Assigned To: Priority Level: 4

A few bolts are exceeding the “two-thread rule” creating protrusions underneath the merry-go-round. There is also a bolt missing a nut.



**Fig. 14.3-4 Manipulative Play**

Assigned To: Priority Level: 3

Broken manipulative play pieces should be removed and replaced.

### Fig. 16.7-8 Composite Play Structure

Assigned To: Priority Level: 4

There are signs of mold and rot in multiple places on the composite play structure.



### Additional Recommendations

Assigned To: Priority Level: 1

Graffiti should be removed.



## Additional Recommendations

Assigned To: Priority Level: 4

As there's a significant drop of over 7ft. mulch levels should be confirmed regularly to avoid serious injuries.



# 2025 Form 1 Instructions

## Statement of Financial Interests

### Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

### Instructions for Completing and Filing Form 1 Statement of Financial Interests

**WHEN TO FILE:** *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter**, file by July 1 following each calendar year in which they hold their positions.

**Finally**, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

#### **WHO MUST FILE FORM 1:**

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions

and legislative assistants exempted by the presiding officer of their house);  
and each employee of the Commission on Ethics.

17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

**ATTACHMENTS:** A filer may include and submit attachments or other supporting documentation when filing disclosure.

**PUBLIC RECORD:** The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

**QUESTIONS** about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

## Instructions for Completing Form 1

### Primary Sources of Income

[112.3145(3)(b)1, F.S]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such

as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts,

etc., at that institution), list the name of the institution, its address, and its principal business activity.

## Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name

of the uniform rental company, its address, and its principal business activity (uniform rentals).

- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

## Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

## Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes

investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

## Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

## Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

## **Training Certification**

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
 AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Cypress Mill CDD	1653

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
 Administrative Assistant/Candidate Services



## Manager's Report – Cypress Mill CDD

### Cypress Mill Community Development District (CDD)

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

#### Monthly Report- April 2026

#### Everyday Tasks

- Responded to the field inspector's report with corrections
- Removed soliciting signs from the community entrance and throughout the amenity areas
- Coordinated with vendors and scheduled service appointments
- Monitored completion of ongoing projects and maintenance requests
- Maintained daily upkeep of amenities

#### Operations & Maintenance Updates

- Installed wipe holder in the fitness room
- Submitted maintenance request to replace burnt-out light bulbs throughout the property
- Submitted maintenance request for sheetrock repair in the men's bathroom
- Carpet installation under the pool table completed April 24, 2026
- Submitted maintenance request for additional sidewalk pressure washing per the field inspector's report

#### Vendor Site Visits / Services Performed

- Total Pressure Wash: Front entrance and pool patio pressure washed on April 20, 2026
- Favian Painting: Office painted on April 11, 2026
- ER Electric: Repaired entrance light timer on April 14, 2026
- Repco Pest Control: Routine service completed on April 14, 2026
- Complete IT:
  - ❖ April 21, 2026 – Installed camera at pavilion near splash pad
  - ❖ April 24, 2026 – Repaired sensor on men's pool exit door (issue resolved)

- **Admiral Furniture: Picked up one lounge chair and one standard chair on April 20, 2026**

### **Projects & Improvements**

- **Ordered lobby furniture as approved by the Board**
- **Ordered an area rug for placement under the pool table, per Board request**
- **Ordered a tablet to provide music throughout the clubhouse for residents**
- **Vendor Coordination & Equipment**
- **Coordinated with Phantom Fitness regarding medicine balls, rack, and replacement machine handles**
  - ❖ **Two medicine balls and replacement handles delivered**
  - ❖ **Two medicine balls currently on back order**
- **Upcoming Projects & Quotes**
- **Awaiting proposal from Admiral Furniture for pool deck umbrella replacements**
- **Pending delivery of back-ordered medicine balls**
- **Sidewalk pressure washing to be completed upon work order fulfillment**
- **All tasks were addressed in a timely manner, with several completed and others pending vendor follow-up.**

### **Facilities Usage:**

- **Cypress Mill CDD Workshop – April 8th at 6:30 PM**
- **Mermaid Group – Tuesdays and Fridays at 10:00 AM**
- **Two resident clubhouse rentals conducted during the month of April**




# Order Summary

Order placed April 7, 2026    Order # 113-4602858-4622650

<p><b>Ship to</b>                  Cypress Mill CDD                  15231 Miller Creek Dr                  Sun City Center, FL 33573                  United States</p>	<p><b>Payment method</b>                  Visa ending in 6112  <a href="#">View related transactions</a></p>	<p><b>Order Summary</b></p> <table> <tr> <td>Item(s) Subtotal:</td> <td style="text-align: right;">\$109.85</td> </tr> <tr> <td>Shipping &amp; Handling:</td> <td style="text-align: right;">\$6.99</td> </tr> <tr> <td>Free Shipping:</td> <td style="text-align: right;">-\$6.99</td> </tr> <tr> <td>Promotion Applied:</td> <td style="text-align: right;">-\$3.49</td> </tr> <tr> <td><b>Total before tax:</b></td> <td style="text-align: right;"><b>\$106.36</b></td> </tr> <tr> <td>Estimated tax to be collected:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Grand Total:</b></td> <td style="text-align: right;"><b>\$106.36</b></td> </tr> </table>	Item(s) Subtotal:	\$109.85	Shipping & Handling:	\$6.99	Free Shipping:	-\$6.99	Promotion Applied:	-\$3.49	<b>Total before tax:</b>	<b>\$106.36</b>	Estimated tax to be collected:	\$0.00	<b>Grand Total:</b>	<b>\$106.36</b>
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Promotion Applied:	-\$3.49															
<b>Total before tax:</b>	<b>\$106.36</b>															
Estimated tax to be collected:	\$0.00															
<b>Grand Total:</b>	<b>\$106.36</b>															

**Arriving Sunday**




Gym Equip Wipe Dispenser – Easy to Install, Holds Up to 1500 Wipes. Gyms, Facilities, Hotels and Offices

Sold by: TazzaDirect

**\$39.99**

**Arriving tomorrow**



822XL 822 WF-3820 Printer Ink Cartridges Remanufactured Replacement for Epson 822XL Ink Cartridges Combo Pack for Epson 822 XL for Workforce Pro WF-4830 WF-4833 WF-4820 WF-4834 WF-3823 (5 Pack)

Sold by: DeskPower

**\$34.93**

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# Order Summary

Order placed April 9, 2026    Order # 113-9304095-4905052

Ship to	Payment method	Order Summary
Cypress Mill CDD 15231 Miller Creek Dr Sun City Center, FL 33573 United States	Visa ending in 6112 <a href="#">View related transactions</a>	Item(s) Subtotal: \$274.98 Shipping & Handling: \$6.99 Free Shipping: -\$6.99 Your Coupon Savings: -\$40.00 Total before tax: \$234.98 Estimated tax to be collected: \$0.00 <b>Grand Total: \$234.98</b>


### Arriving Wednesday



**Unique Loom Del Mar Collection Area Rug - Abigail (7' 1" x 10' Rectangle, Light Green/ Ivory)**

Sold by: Amazon.com  
Supplied by: Other  
\$174.99

### Arriving tomorrow



**Frameflow Tablet 10 inch, Android 16 Tablet with Octa-Core Processor, 16GB RAM 128GB ROM 1 TB Expandable, 1280x800 IPS Touch Screen, GPS, 8H Battery, WiFi 6, BT 5.0, 2MP+8MP Dual Camera (Blue) (Gray)**

Sold by: FrameFlow Store  
\$99.99

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PO Box 37600  
Philadelphia, PA 19101-0600

# Credit Card Purchase Receipt

Order Date: 04/07/2026  
Ship Date: 04/08/2026  
Invoice Date: 04/08/2026  
TIN: 04-2896127

**Sold To:**

Angela Savinon  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008

**Ship To:**

Cypress Mill Clubhouse  
Manager  
15231 Miller Creek Dr  
Sun City Center FL 33573

Customer PO: savinonangela      Order #: 190322271      Invoice #: 48463997      Account #: 10450408

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-TXLL101	GYM WIPES REFILL 4 PACK		1	\$158.41	carton	\$158.41

Your rewards savings of \$14.58 is reflected in the item prices on this invoice



Always happy to help



800.982.3400



[invoice@quill.com](mailto:invoice@quill.com)

Check the status of this order and track delivery at [Quill.com/my account](https://www.quill.com/my-account).

Merchandise Amt      \$158.41  
Tax:      \$0.00  
Shipping:      Free

**This amount has been charged  
to your credit card:      \$158.41**



**THIS IS A RECEIPT FOR YOUR CREDIT CARD PURCHASE**

Pending settlement from your financial institution.



PO Box 37600  
Philadelphia, PA 19101-0600

# Credit Card Purchase Receipt

Order Date: 04/07/2026  
Ship Date: 04/07/2026  
Invoice Date: 04/07/2026  
TIN: 04-2896127

**Sold To:**

Angela Savinon  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008

**Ship To:**

Cypress Mill Clubhouse  
Manager  
15231 Miller Creek Dr  
Sun City Center FL 33573

Customer PO: savinonangela      Order #: 190322270      Invoice #: 48457093      Account #: 10450408

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-TXLL101	GYM WIPES REFILL 4 PACK		0	\$0.00		\$0.00
*THE ITEM ABOVE WILL BE SHIPPED AND BILLED SEPARATELY*						
901-1181122	HM CPL 8.5X11 20 92 5RM WHT		1	\$32.04	carton	\$32.04
712-24377879	PERK 33GL LD DRSTRG BLACK 30BX		4	\$16.00	box	\$64.00
901-24548895	CLX TLTBOWLCLNR RNCLN 2PK 6/CT		1	\$36.62	carton	\$36.62
901-21000QQ	TOWELS MULTIFOLD PREF ULT 2PLY	White	1	\$34.77	carton	\$34.77

Your rewards savings of \$15.42 is reflected in the item prices on this invoice



Always happy to help



800.982.3400



[invoice@quill.com](mailto:invoice@quill.com)

Check the status of this order and track delivery at [Quill.com/my account](https://www.quill.com/my-account).

Merchandise Amt      \$167.43  
Tax:      \$0.00  
Shipping:      Free

**This amount has been charged  
to your credit card:      \$167.43**



**THIS IS A RECEIPT FOR YOUR CREDIT CARD PURCHASE**

Pending settlement from your financial institution.

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Mill Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 13, 2026, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on May 14, 2026.**

Attested By:

**Cypress Mill  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**



WATERWAY MAINTENANCE AGREEMENT  
FOR  
***CYPRESS MILL COMMUNITY DEVELOPMENT  
DISTRICT***

Cypress Mill  
COMMUNITY DEVELOPMENT DISTRICT

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)

[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie,  
1-800-491-9621



April 21, 2026

Cypress Mill Community Development District  
c/o Inframark IMS  
Ms. Alba Sanchez, District Manager  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Dear Alba,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Cypress Mill Community Development District.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 35 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

*Jason Jaszczak*

Jason Jaszczak,

Environmental Consultant

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie  
1-800-491-9621



**REFERENCES**

Bexley CDD	Lynn Hayes	813-994-1001
Forest Creek CDD	Mark Vega	813-295-5455
Legends Bay CDD	Jim Turner	941-807-5333
New River CDD	Mark Vega	813-295-5455
Riverbend West CDD	Heather Jackson	656-258-5166
Copperstone CDD	Stephanie DeLuna	813-933-5571
North River Ranch	Pete Williams	813-625-4082
Sun City West Master	Shawna Deiulio	813-812-7895
Heritage Lake	Ray Geroux	727-376-0021
South Fork CDD	Mark Vega	813-295-5455
Highlands CDD	Kristee Cole	813-382-7355
Southshore Falls	Chad Newell	941-740-3487
Elm Ridge	Pamela Cook	813-712-0568

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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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 1-800-491-9621




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## WATERWAY CHART

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Client: Cypress Mill Community Development District

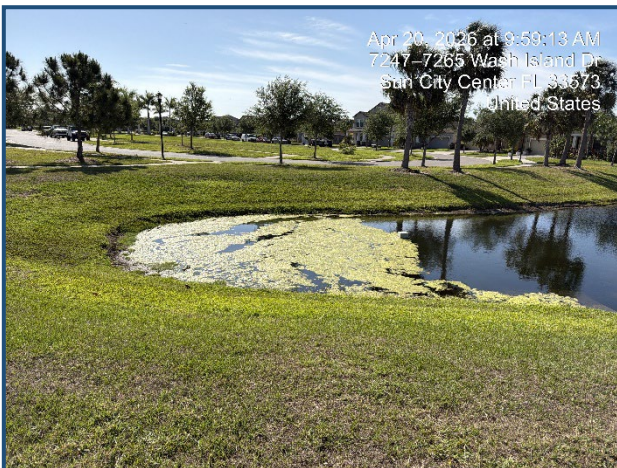
Survey Date: April 2026

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WATERWAY	PERIMETER :	ACREAGE :
1	1,665	2.1
2	1,019	1.0
3	910	1.0
4	1,207	2.31
5	1,581	2.54
6	384	0.19
7	1,632	3.24
8	2,537	7.0
9	3,805	14.8
10	2,488	3.18
11	2,449	6.4
<b>Total:</b>	<b>19,677</b>	<b>43.76</b>

---

## Cypress Mill Community Development District



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Cypress Mill Community Development District



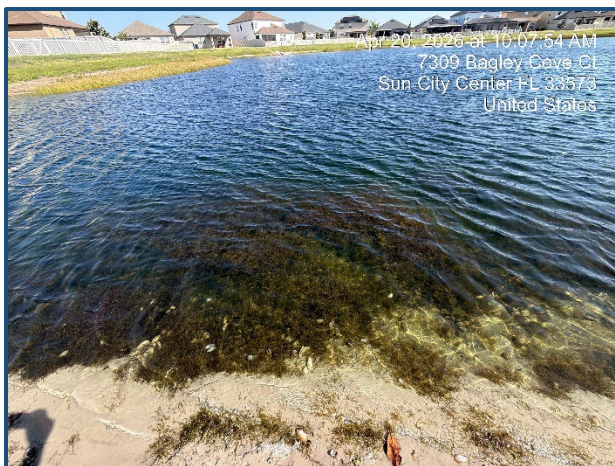
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## Cypress Mill Community Development District



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

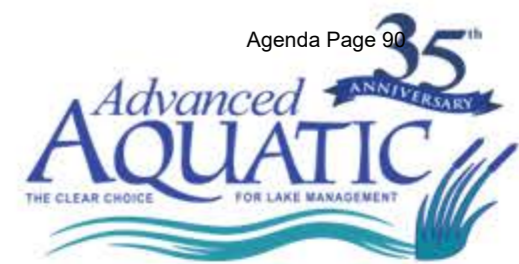
292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621

# Cypress Mill CDD

Site Map





Proposal Date: 4/21/2026

## ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Cypress Mill Community Development District  
c/o Inframark IMS  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

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

- 1) AAS, Inc. agrees to manage eleven (11) ponds with a total shoreline of approximately 19,677 linear feet located at Cypress Mill Community Development District in Sun City Center, Florida.
- 2) A minimum of 24 inspections with treatment as required (2 visits per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Breakdown of Service:

Initial Treatment	\$2,800.00
Algae Control	\$1,560.00
Grasses	Included
Submersed and Floating Weeds	Included
Debris Removal (man-made ex: cans, bottles)	Included
Treatment Report	Included
CDD Meeting (attendance as required)	Included
Quality Assurance Reporting	Included
Total Monthly Investment	\$1,560.00

The initial payment shall be \$4,360.00. Thereafter, payments will be made in equal and consecutive monthly installments of \$1,560.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

- 4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.

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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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1-800-491-9621



Proposal Date: 4/21/2026

(Cypress Mill Community Development District, Page 2 of 2)

- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.
- 8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.
- 15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contract Start Date: \_\_\_\_\_

**Blue Wave Lighting**

**Proposal**

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827



**TO:**  
Cypress Mill CDD  
2005 Pam Am Cir  
Tampa, FL 33607

JOB DESCRIPTION
Landscape Lighting Proposal for Cypress Mill CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Main Entrance - 19th Ave NE and Miller Creek Dr</b>	
Low-voltage lighting not working around entrance sign	
<b>While assessing the lighting we noticed the following:</b>	
1. Several cuts in the wire shorting out the lights causing the lights not to work 2. Excessive amount of wire laying on ground most likely from original install 3. Multiple places where wire (12/2 low voltage wire) was simply taped together with no wire nuts (gel filled for water protection). 4. Lights are staying on 24 x 7 - receptacle is "hot" and the existing transformer does not have a photo sensor or timer to turn the lights off. 5. Lights directed on entrance sign are not sufficient for proper lighting. 6. Lights in the center median are not working.	
<b>Fix:</b>	
1. Repair cut wire (12/2 wire).	<b>Item 1 - 3</b> \$395.00
2. Eliminate excess wire	
3. Eliminate faulty wire, fix splices to lights with proper gel filled, waterproof wirenuts.	
<b>OPTION</b> 4. Recommend replacing transformer with Smart Transformer that based on GPS location built in timer turns lights on a Sunset and off at Sunrise.	\$775.00
<b>OPTION</b> 5. Recommend installing four (2 per sign) landscape lights with sufficient lumens for entrance signs.	\$1,665.00
<b>OPTION</b> 6. To restore lights; this will require a separate work effort to determine where wire is sleeved under the road so that wire can be restored to center median.	\$1,300.00
<b>Warranties:</b>	
Life-time warranty on transformer	
10-Year warranty on light fixtures	
<b>Requires 50% Deposit</b>	
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$395.00</b>

- \* Price includes materials, labor, installation and service.
- \* Blue Wave Lighting takes the utmost care and precaution to protect your premises and property.
- \* Customer hereby authorizes Blue Wave Lighting, to install and / or remove all materials on said property as provided herein.
- \* Remaining balance of project due upon receipt of invoice after installation.

\_\_\_\_\_  
Tim Gay  
PREPARED BY

\_\_\_\_\_  
4/27/2026  
DATE

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR CYPRESS MILL CDD

\_\_\_\_\_  
DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Cypress Mill CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**



**RELEASE OF PROPERTY DAMAGE CLAIM # 000-10-052857**

That the Undersigned, Cypress Mill CDD, being of lawful age, for sole consideration of \$10,000 SETTLEMENT AMOUNT (\$\$\$,\$\$\$) to the undersigned in hand paid, receipt whereof is hereby acknowledged, do/does and for my/our/its heirs, executors, administrators, successors, and assigns release, acquit and forever discharge, Exotic Home Designs, LLC and MARKEL/ EVANSTON and his, her, their, or its agents, servants, successors, heirs, executors, administrators and all other persons, firms, parent companies, subsidiaries, associations or partnerships of and from any and all claims, actions, causes of action, demands, rights, damages, costs, loss of service, expenses and compensation whatsoever, which the undersigned now has/have or which may hereafter accrue on account of or in any way growing out of any and all known and unknown, foreseen and unforeseen property damages and the consequences thereof resulting or to result from the accident, casualty or event which occurred on or about January 7, 2026] at or near 15231 Miller Creek Drive, Sun City Center Fl, 33573)].

It is understood and agreed that this settlement is the compromise of a doubtful and disputed claim, and that the payment made is not to be construed as an admission of liability on the part of the party or parties hereby released, and that said released parties deny liability.

The undersigned further declare(s) and represent(s) that no promise, inducement or agreement not herein expressed has been made to the undersigned, and that this Release contains the entire agreement between the parties hereto, and that the terms of this Release are contractual and not a mere recital.

The Undersigned represents and warrants that no other person or entity has or had any interest in the claims, demands, obligations, or causes of action referred to in this Release, except as otherwise set forth herein, and that I/we have the sole right and exclusive authority to execute this Release and receive the sum specified above.

IN WITNESS WHEREOF, the Releasor has caused this release to be executed on this date \_\_\_\_\_ 2026

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ / COUNTY OF \_\_\_\_\_

On this date \_\_\_\_\_, 2025 before me personally came \_\_\_\_\_, Releasor to me known, who by me duly sworn, did depose and say that Releasor executed the foregoing release, and subscribed the foregoing instrument and acknowledged that said person understands its contents and executed same for the purposes and consideration therein expressed. \_\_\_\_\_, NOTARY PUBLIC

**Markel - Claims**

Arizona · California · Illinois · Nebraska · New Jersey · New York · Texas · Virginia · Wisconsin  
 P.O. Box 2009, Glen Allen, VA 23058-2009 (800) 362-7535 Fax (855) 662-7535 markelclaims@markel.com  
 California License: Markel West Insurance Services #0D95581  
 www.markel.com

Please review our privacy policy at [www.markel.com/privacy-policy](http://www.markel.com/privacy-policy).

**MARKEL**

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT  
\$9,110,000  
SPECIAL ASSESSMENT BONDS  
SERIES 2020  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2026**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Agenda Page 96  
1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

April 1, 2026

Cypress Mill Community Development District  
Hillsborough County, Florida

Re: \$9,110,000 Cypress Mill Community Development District  
(Hillsborough County, Florida)  
Special Assessment, Series 2020 (the "Bonds")

Cypress Mill Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2026 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$129,085) for February 28, 2026. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

*Grau & Associates*

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2026).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

**Cypress Mill Community Development District**

Special Assessment Bonds, Series 2020

Summary of Rebate Calculations

\$ 9,110,000

Dated: 2/25/2020  
Delivered: 2/25/2020

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<i>Anniversary Date</i>	.....	06/15/20
<i>Future-Value Date</i>	.....	02/28/26
<i>Arbitrage Yield Limit</i>	.....	3.2465164%
<i>Internal Rate of Return</i>	.....	1.0211602%
<i>90% of rebate liability</i>	.....	(116,176.84)
<i>Full rebate liability</i>	.....	(129,085.38)

---

**Cypress Mill Community Development District**

Special Assessment Bonds, Series 2020  
 Purpose Expenditures Future Value Report  
 \$ 9,110,000

Dated: 2/25/2020  
 Delivered: 2/25/2020  
 Future Valued To: 2/28/2026  
 Arbitrage Yield Limit (AYL): 3.2465164%  
 Internal Rate of Return (IRR): 1.0211602%  
 Full Rebate Liability: (129,085.38)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
2/25/2020	-1	COI	Beg. Arbitrage Gross Proceeds	12.0166667	-9,388,062.80	100.00	1.2134837	(11,392,260.77)
2/25/2020	2021		Underwriter's Discount	12.0166667	182,200.00	100.00	1.2134837	221,096.72
3/16/2020	2021	COI		11.9000000	91,750.00	100.00	1.2112062	111,128.16
3/17/2020	2021	COI		11.8944444	42,500.00	100.00	1.2110978	51,471.66
3/20/2020	2021	COI		11.8777778	37,500.00	100.00	1.2107728	45,403.98
3/25/2020	2021	COI		11.8500000	5,675.00	100.00	1.2102314	6,868.06
4/2/2020	2021	A&Q		11.8111111	5,827,803.00	100.00	1.2094738	7,048,574.92
5/5/2020	2021	A&Q		11.6277778	271,807.00	100.00	1.2059086	327,774.39
6/11/2020	2021	A&Q		11.4277778	1,128,795.00	100.00	1.2020313	1,356,846.88
6/15/2020	2021	Interest		11.4055556	83,595.00	100.00	1.2016012	100,447.85
10/14/2020	2021	A&Q		10.7444444	15,907.00	100.00	1.1888776	18,911.48
11/13/2020	2021	A&Q		10.5833333	538,448.00	100.00	1.1857973	638,490.20
11/16/2020	2021	A&Q		10.5666667	325,480.00	100.00	1.1854791	385,849.75
12/14/2020	2021	Interest		10.4111111	169,069.00	100.00	1.1825135	199,926.37
12/14/2020	2021	Interest		10.4111111	-169,069.00	100.00	1.1825135	(199,926.37)
2/28/2021	2021	Interest		10.0000000	3,718.00	100.00	1.1747113	4,367.58
12/29/2021	2022	A&Q		8.3277778	-2.00	100.00	1.1435025	(2.29)
12/29/2021	2022	Reserve		8.3277778	-1.00	100.00	1.1435025	(1.14)
12/21/2022	2023	A&Q		6.3722222	-1.00	100.00	1.1080559	(1.11)
3/1/2023	2024	A&Q		5.9833333	595,603.00	100.00	1.1011390	655,841.68
8/10/2023	2024	Reserve		5.1000000	2,959.00	100.00	1.0855876	3,212.25
9/5/2023	2024	Reserve		4.9611111	1,051.00	100.00	1.0831625	1,138.40
10/3/2023	2024	Reserve		4.8055556	1,051.00	100.00	1.0804528	1,135.56
11/3/2023	2024	Reserve		4.6388889	1,054.00	100.00	1.0775571	1,135.75
12/4/2023	2024	Reserve		4.4666667	1,024.00	100.00	1.0745730	1,100.36
1/3/2024	2024	Reserve		4.3055556	1,057.00	100.00	1.0717889	1,132.88
2/2/2024	2024	Reserve		4.1444444	1,053.00	100.00	1.0690120	1,125.67
3/1/2024	2025	Reserve		3.9833333	978.43	100.00	1.0662423	1,043.24
4/1/2024	2025	Reserve		3.8166667	1,045.98	100.00	1.0633847	1,112.28
5/1/2024	2025	Reserve		3.6500000	1,010.91	100.00	1.0605347	1,072.11
6/1/2024	2025	Reserve		3.4833333	1,045.79	100.00	1.0576923	1,106.12
7/1/2024	2025	Reserve		3.3166667	1,012.60	100.00	1.0548576	1,068.15
8/1/2024	2025	Reserve		3.1500000	1,045.68	100.00	1.0520305	1,100.09
9/1/2024	2025	Reserve		2.9833333	1,043.25	100.00	1.0492109	1,094.59
10/1/2024	2025	Reserve		2.8166667	974.64	100.00	1.0463989	1,019.86
11/1/2024	2025	Reserve		2.6500000	949.69	100.00	1.0435944	991.09
12/1/2024	2025	Reserve		2.4833333	882.26	100.00	1.0407975	918.25
1/1/2025	2025	Reserve		2.3166667	882.64	100.00	1.0380080	916.19
2/1/2025	2025	Reserve		2.1500000	846.99	100.00	1.0352261	876.83
12/19/2024	2025	Reserve		2.3833333	1.16	100.00	1.0391229	1.21
12/19/2024	2025	Reserve		2.3833333	-1.16	100.00	1.0391229	(1.21)
3/1/2025	2026	Reserve		1.9833333	760.01	100.00	1.0324515	784.67
4/1/2025	2026	Reserve		1.8166667	835.16	100.00	1.0296845	859.95
5/1/2025	2026	Reserve		1.6500000	806.67	100.00	1.0269248	828.39
6/1/2025	2026	Reserve		1.4833333	826.21	100.00	1.0241725	846.18
7/1/2025	2026	Reserve		1.3166667	798.03	100.00	1.0214276	815.13
8/1/2025	2026	Reserve		1.1500000	825.56	100.00	1.0186901	840.99
9/1/2025	2026	Reserve		0.9833333	825.44	100.00	1.0159599	838.61
10/1/2025	2026	Reserve		0.8166667	784.50	100.00	1.0132370	794.88
11/1/2025	2026	Reserve		0.6500000	788.07	100.00	1.0105214	796.36
12/1/2025	2026	Reserve		0.4833333	729.71	100.00	1.0078131	735.41
1/1/2026	2026	Reserve		0.3166667	715.81	100.00	1.0051121	719.47
2/1/2026	2026	Reserve		0.1500000	695.20	100.00	1.0024183	696.88
2/28/2026	-1		Unspent Proceeds as of 02/28/2026	-	258,250.00	100.00	1.0000000	258,250.00
<b>Total</b>					<b>51,322.43</b>			<b>(129,085.38)</b>

**Cypress Mill Community Development District**  
**Special Assessment Bonds, Series 2020**

*Dated:* 02/25/2020

*Delivered:* 02/25/2020

*FMSbonds, Inc*

*MSRB 30/360 SEMI 4/3*

**A.Y.L. Verification Report**

9,110,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enb./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	06/15/2020			93,655.08	-	93,655.08	0.9902080	92,738.01
2	12/15/2020			153,253.75	-	153,253.75	0.9743911	149,329.09
3	06/15/2021	180,000.00	2.625	153,253.75	-	333,253.75	0.9588269	319,532.65
4	12/15/2021			150,891.25	-	150,891.25	0.9435113	142,367.59
5	06/15/2022	185,000.00	2.625	150,891.25	-	335,891.25	0.9284403	311,854.96
6	12/15/2022			148,463.13	-	148,463.13	0.9136100	135,637.40
7	06/15/2023	190,000.00	2.625	148,463.13	-	338,463.13	0.8990167	304,283.99
8	12/15/2023			145,969.38	-	145,969.38	0.8846564	129,132.75
9	06/15/2024	195,000.00	2.625	145,969.38	-	340,969.38	0.8705255	296,822.55
10	12/15/2024			143,410.00	-	143,410.00	0.8566204	122,847.93
11	06/15/2025	200,000.00	2.625	143,410.00	-	343,410.00	0.8429373	289,473.10
12	12/15/2025			140,785.00	-	140,785.00	0.8294728	116,777.33
13	06/15/2026	205,000.00	3.000	140,785.00	-	345,785.00	0.8162234	282,237.81
14	12/15/2026			137,710.00	-	137,710.00	0.8031856	110,606.69
15	06/15/2027	210,000.00	3.000	137,710.00	-	347,710.00	0.7903561	274,814.73
16	12/15/2027			134,560.00	-	134,560.00	0.7777315	104,651.55
17	06/15/2028	215,000.00	3.000	134,560.00	-	349,560.00	0.7653086	267,521.27
18	12/15/2028			131,335.00	-	131,335.00	0.7530841	98,906.30
19	06/15/2029	225,000.00	3.000	131,335.00	-	356,335.00	0.7410549	264,063.78
20	12/15/2029			127,960.00	-	127,960.00	0.7292178	93,310.71
21	06/15/2030	230,000.00	3.000	127,960.00	-	357,960.00	0.7175698	256,861.27
22	12/15/2030			124,510.00	-	124,510.00	0.7061078	87,917.48
23	06/15/2031	235,000.00	3.400	124,510.00	-	359,510.00	0.6948289	249,797.95
24	12/15/2031			120,515.00	-	120,515.00	0.6837302	82,399.75
25	06/15/2032	245,000.00	3.400	120,515.00	-	365,515.00	0.6728088	245,921.71
26	12/15/2032			116,350.00	-	116,350.00	0.6620618	77,030.89
27	06/15/2033	255,000.00	3.400	116,350.00	-	371,350.00	0.6514865	241,929.52
28	12/15/2033			112,015.00	-	112,015.00	0.6410801	71,810.59
29	06/15/2034	265,000.00	3.400	112,015.00	-	377,015.00	0.6308400	237,836.14
30	12/15/2034			107,510.00	-	107,510.00	0.6207634	66,738.27
31	06/15/2035	275,000.00	3.400	107,510.00	-	382,510.00	0.6108478	233,655.37
32	12/15/2035			102,835.00	-	102,835.00	0.6010905	61,813.14
33	06/15/2036	290,000.00	3.400	102,835.00	-	392,835.00	0.5914891	232,357.62
34	12/15/2036			97,905.00	-	97,905.00	0.5820411	56,984.73
35	06/15/2037	300,000.00	3.400	97,905.00	-	397,905.00	0.5727440	227,897.69
36	12/15/2037			92,805.00	-	92,805.00	0.5635954	52,304.47
37	06/15/2038	310,000.00	3.400	92,805.00	-	402,805.00	0.5545929	223,392.78
38	12/15/2038			87,535.00	-	87,535.00	0.5457342	47,770.84
39	06/15/2039	325,000.00	3.400	87,535.00	-	412,535.00	0.5370170	221,538.32
40	12/15/2039			82,010.00	-	82,010.00	0.5284391	43,337.29
41	06/15/2040	340,000.00	3.400	82,010.00	-	422,010.00	0.5199982	219,444.43

Cypress Mill Community Development District  
 Special Assessment Bonds, Series 2020

Dated: 02/25/2020

Delivered: 02/25/2020

FMSbonds, Inc

MSRB 30/360 SEMI 4/3

A.Y.L. Verification Report

9,110,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	12/15/2040			76,230.00	-	76,230.00	0.5116921	39,006.29
43	06/15/2041	350,000.00	3.600	76,230.00	-	426,230.00	0.5035187	214,614.77
44	12/15/2041			69,930.00	-	69,930.00	0.4954758	34,648.63
45	06/15/2042	365,000.00	3.600	69,930.00	-	434,930.00	0.4875615	212,055.11
46	12/15/2042			63,360.00	-	63,360.00	0.4797735	30,398.45
47	06/15/2043	380,000.00	3.600	63,360.00	-	443,360.00	0.4721099	209,314.66
48	12/15/2043			56,520.00	-	56,520.00	0.4645688	26,257.43
49	06/15/2044	395,000.00	3.600	56,520.00	-	451,520.00	0.4571481	206,411.51
50	12/15/2044			49,410.00	-	49,410.00	0.4498459	22,226.89
51	06/15/2045	415,000.00	3.600	49,410.00	-	464,410.00	0.4426604	205,575.92
52	12/15/2045			41,940.00	-	41,940.00	0.4355897	18,268.63
53	06/15/2046	430,000.00	3.600	41,940.00	-	471,940.00	0.4286319	202,288.52
54	12/15/2046			34,200.00	-	34,200.00	0.4217852	14,425.05
55	06/15/2047	445,000.00	3.600	34,200.00	-	479,200.00	0.4150479	198,890.95
56	12/15/2047			26,190.00	-	26,190.00	0.4084182	10,696.47
57	06/15/2048	465,000.00	3.600	26,190.00	-	491,190.00	0.4018944	197,406.53
58	12/15/2048			17,820.00	-	17,820.00	0.3954749	7,047.36
59	06/15/2049	485,000.00	3.600	17,820.00	-	502,820.00	0.3891578	195,676.33
60	12/15/2049			9,090.00	-	9,090.00	0.3829417	3,480.94
61	06/15/2050	505,000.00	3.600	9,090.00	-	514,090.00	0.3768248	193,721.88
		<b>9,110,000.00</b>		<b>5,899,690.10</b>	<b>0.00</b>	<b>15,009,690.10</b>		<b>9,388,062.82</b>

True Interest Cost (TIC) . . . . .	<b>3.3963748</b>
Net Interest Cost (NIC) . . . . .	<b>3.4382128</b>
Arbitrage Yield Limit (AYL) . . . . .	<b>3.2465164</b>
Arbitrage Net Interest Cost (ANIC) . . . . .	<b>3.2162366</b>

Face value of bond Issue . . . . .	<b>\$9,110,000.00</b>
Accrued interest (+) . . . . .	
Original issue premium/discount (+) . . . . .	<b>\$278,062.80</b>
Bond surety fee (-) . . . . .	<b>\$0.00</b>
Lump-sum credit enhancements (-) . . . . .	<b>\$0.00</b>
Other AYL costs (-) . . . . .	
= AYL Target . . . . .	<b>\$9,388,062.80</b>

Cypress Mill Community Development District  
 Special Assessment Bonds, Series 2020  
 T.I.C. Verification Report (Regular)

1  
 MSRB 30/360 SEMI 4/3  
 FMSbonds, Inc  
 Dated: 2/25/2020  
 Delivered: 2/25/2020

9,110,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	6/15/2020			93,655.08	-	93,655.08	0.9897621	92,696.25
2	12/15/2020			153,253.75	-	153,253.75	0.9732347	149,151.87
3	6/15/2021	180,000.00	2.625	153,253.75	-	333,253.75	0.9569834	318,918.30
4	12/15/2021			150,891.25	-	150,891.25	0.9410034	141,989.17
5	6/15/2022	185,000.00	2.625	150,891.25	-	335,891.25	0.9252902	310,796.88
6	12/15/2022			148,463.13	-	148,463.13	0.9098394	135,077.61
7	6/15/2023	190,000.00	2.625	148,463.13	-	338,463.13	0.8946467	302,804.91
8	12/15/2023			145,969.38	-	145,969.38	0.8797076	128,410.37
9	6/15/2024	195,000.00	2.625	145,969.38	-	340,969.38	0.8650179	294,944.63
10	12/15/2024			143,410.00	-	143,410.00	0.8505736	121,980.76
11	6/15/2025	200,000.00	2.625	143,410.00	-	343,410.00	0.8363705	287,217.98
12	12/15/2025			140,785.00	-	140,785.00	0.8224045	115,782.22
13	6/15/2026	205,000.00	3.000	140,785.00	-	345,785.00	0.8086717	279,626.56
14	12/15/2026			137,710.00	-	137,710.00	0.7951683	109,502.63
15	6/15/2027	210,000.00	3.000	137,710.00	-	347,710.00	0.7818903	271,871.09
16	12/15/2027			134,560.00	-	134,560.00	0.7688341	103,454.31
17	6/15/2028	215,000.00	3.000	134,560.00	-	349,560.00	0.7559959	264,265.91
18	12/15/2028			131,335.00	-	131,335.00	0.7433720	97,630.76
19	6/15/2029	225,000.00	3.000	131,335.00	-	356,335.00	0.7309590	260,466.26
20	12/15/2029			127,960.00	-	127,960.00	0.7187532	91,971.66
21	6/15/2030	230,000.00	3.000	127,960.00	-	357,960.00	0.7067512	252,988.67
22	12/15/2030			124,510.00	-	124,510.00	0.6949497	86,528.18
23	6/15/2031	235,000.00	3.400	124,510.00	-	359,510.00	0.6833452	245,669.43
24	12/15/2031			120,515.00	-	120,515.00	0.6719345	80,978.18
25	6/15/2032	245,000.00	3.400	120,515.00	-	365,515.00	0.6607143	241,500.99
26	12/15/2032			116,350.00	-	116,350.00	0.6496815	75,590.44
27	6/15/2033	255,000.00	3.400	116,350.00	-	371,350.00	0.6388329	237,230.61
28	12/15/2033			112,015.00	-	112,015.00	0.6281655	70,363.96
29	6/15/2034	265,000.00	3.400	112,015.00	-	377,015.00	0.6176762	232,873.19
30	12/15/2034			107,510.00	-	107,510.00	0.6073621	65,297.49
31	6/15/2035	275,000.00	3.400	107,510.00	-	382,510.00	0.5972201	228,442.68
32	12/15/2035			102,835.00	-	102,835.00	0.5872476	60,389.60
33	6/15/2036	290,000.00	3.400	102,835.00	-	392,835.00	0.5774415	226,839.25
34	12/15/2036			97,905.00	-	97,905.00	0.5677992	55,590.38
35	6/15/2037	300,000.00	3.400	97,905.00	-	397,905.00	0.5583180	222,157.51
36	12/15/2037			92,805.00	-	92,805.00	0.5489950	50,949.48
37	6/15/2038	310,000.00	3.400	92,805.00	-	402,805.00	0.5398277	217,445.30
38	12/15/2038			87,535.00	-	87,535.00	0.5308135	46,464.76
39	6/15/2039	325,000.00	3.400	87,535.00	-	412,535.00	0.5219498	215,322.57
40	12/15/2039			82,010.00	-	82,010.00	0.5132341	42,090.33
41	6/15/2040	340,000.00	3.400	82,010.00	-	422,010.00	0.5046640	212,973.25

Cypress Mill Community Development District  
 Special Assessment Bonds, Series 2020  
 T.I.C. Verification Report (Regular)

MSRB 30/360 SEMI 4/3

FMSbonds, Inc

Dated: 2/25/2020

Delivered: 2/25/2020

9,110,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	12/15/2040			76,230.00	-	76,230.00	0.4962370	37,828.14
43	6/15/2041	350,000.00	3.600	76,230.00	-	426,230.00	0.4879506	207,979.20
44	12/15/2041			69,930.00	-	69,930.00	0.4798027	33,552.60
45	6/15/2042	365,000.00	3.600	69,930.00	-	434,930.00	0.4717908	205,195.97
46	12/15/2042			63,360.00	-	63,360.00	0.4639127	29,393.51
47	6/15/2043	380,000.00	3.600	63,360.00	-	443,360.00	0.4561661	202,245.82
48	12/15/2043			56,520.00	-	56,520.00	0.4485489	25,351.99
49	6/15/2044	395,000.00	3.600	56,520.00	-	451,520.00	0.4410589	199,146.93
50	12/15/2044			49,410.00	-	49,410.00	0.4336940	21,428.82
51	6/15/2045	415,000.00	3.600	49,410.00	-	464,410.00	0.4264520	198,048.59
52	12/15/2045			41,940.00	-	41,940.00	0.4193310	17,586.74
53	6/15/2046	430,000.00	3.600	41,940.00	-	471,940.00	0.4123289	194,594.50
54	12/15/2046			34,200.00	-	34,200.00	0.4054437	13,866.17
55	6/15/2047	445,000.00	3.600	34,200.00	-	479,200.00	0.3986735	191,044.33
56	12/15/2047			26,190.00	-	26,190.00	0.3920163	10,266.91
57	6/15/2048	465,000.00	3.600	26,190.00	-	491,190.00	0.3854703	189,339.16
58	12/15/2048			17,820.00	-	17,820.00	0.3790336	6,754.38
59	6/15/2049	485,000.00	3.600	17,820.00	-	502,820.00	0.3727044	187,403.22
60	12/15/2049			9,090.00	-	9,090.00	0.3664808	3,331.31
61	6/15/2050	505,000.00	3.600	9,090.00	-	514,090.00	0.3603612	185,258.11
		<b>9,110,000.00</b>		<b>5,899,690.10</b>	<b>0.00</b>	<b>15,009,690.10</b>		<b>9,205,862.79</b>

True Interest Cost (TIC) .....	<b>3.3963748</b>
Net Interest Cost (NIC) .....	<b>3.4382128</b>
Arbitrage Yield Limit (AYL) .....	<b>3.2465164</b>
Arbitrage Net Interest Cost (ANIC) .....	<b>3.2162366</b>

Face value of bond Issue .....	<b>\$9,110,000.00</b>
Accrued interest (+) .....	
Original issue premium/discount (+) .....	<b>\$278,062.80</b>
Underwriter discount (+) .....	<b>(\$182,200.00)</b>
Lump-sum credit enhancements (-) .....	<b>\$0.00</b>
Other TIC costs (-) .....	
Bond surety fee (-) .....	<b>N/A</b>
= TIC Target .....	<b>\$9,205,862.80</b>

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

The regular meeting of the Board of Supervisors of Cypress Mill Community Development District was held on Thursday, April 9, 2026, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Jason Robare	Chairperson
John Zanicos	Vice Chairperson
Anthony Seabrook	Assistant Secretary
William Sharp	Assistant Secretary

Also, present either in person or via electronic communications were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Mark Vega	Senior District Manager (via Teams)
Christy Fowler	Field Inspection Coordinator
Angela Savion	On-Site Manager
Andrew Burkett	Cooper Pools, Inc.
Jeremy Griffin	Consolidated Land Services, Inc.

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 9:30 a.m. and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of the Agenda**

On MOTION by Mr. Robare, seconded by Mr. Seabrook, with all in favor, the agenda for the April 9, 2026, meeting was approved as presented.

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items**

No audience comments.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Field Inspection Report**

Mr. Fowler provided a high-level overview of all ongoing projects.

43 **B. District Accountant Report**

44 The accountant was not in attendance.

45 **i. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report**

46  
47 On MOTION by Mr. Robare, seconded by Mr. Zanikos, with all in favor,  
48 Grau & Associates Fiscal Year 2025 Audit Report was accepted.  
49

50 **C. District Counsel**

51  
52 On MOTION by Mr. Zanikos, seconded by Mr. Robare, with all in favor,  
53 Consolidated Land Services, Inc., Estimate #00000506 for pond erosion  
54 repairs in the amount of \$16,168.77 was approved.  
55

56 Mr. Broadus was authorized to prepare a service agreement and an anti-trafficking affidavit  
57 for Consolidated Land Services, Inc. to review and execute.  
58

59 **D. District Manager**

60 **i. Steadfast Maintenance Report**

61 The Steadfast Maintenance report was presented.  
62

63 **ii. Door Fob Access Ongoing Issues**

64 The issue occurred when the door handle was not fully depressed, causing the system to  
65 register the door as open and trigger the alarm.  
66

67 **E. Field Supervisor**

68 None.  
69

70 **F. District Engineer**

71 None.  
72

73 **G. On-Site Manager**

74 The On-site Manager’s report was presented.  
75

76 **FIFTH ORDER OF BUSINESS**

**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**

77  
78  
79  
80 **A. Consideration of Resolution 2026-04, Adopting Recreational Facilities Policies**

81  
82 On MOTION by Mr. Seabrook, seconded by Mr. Robare, with all in favor,  
83 the public hearing was opened at 10:30 a.m.  
84

85 There was an open discussion.

86 On MOTION by Mr. Seabrook, seconded by Mr. Robare, with all in favor,  
87 the public hearing was closed at 10:48 a.m.

88  
89 On MOTION by Mr. Seabrook, seconded by Mr. Zankos, with all in favor,  
90 Resolution 2026-04, Adopting Recreational Facilities Policies; Providing  
91 for Conflicts; Providing for Severability; and Providing for an Effective  
92 Date was adopted.

93  
94 **SIXTH ORDER OF BUSINESS** **Business Items**

95 **A. Consideration of Finn Outdoor LLC Estimate #2489**

96 The Board did not proceed with Finn Outdoor LLC Estimate #2489 and instead approved the  
97 Consolidated Land Services, Inc. estimate.

98  
99 **B. American Swimming Pool Company (ASP) Service Repair Quote 26164-1**

100 The Board did not move forward with this quote.

101  
102 **C. Consideration of Cooper Pools Commercial Pool Service Agreement (Tabled Item)**

103  
104 On MOTION by Mr. Robare, seconded by Mr. Seabrook, with all in favor,  
105 Cooper Pools, Inc. Commercial Pool Service Agreement was approved.

106  
107 Mr. Broadus will complete the service agreement.

108  
109 **D. Consideration of Neptune Multi Services Proposal – Pergola Refurbishment**

110 **E. Consideration of Inframark Estimate #140 – Pergola Refurbishment**

111 The Board requested that Inframark look at the Pergola Refurbishment quote for their review at the  
112 next meeting.

113  
114 **F. Consideration of Flock Group Inc. Quote #196785**

115  
116 On MOTION by Mr. Zankos, seconded by Mr. Robare, with all in favor,  
117 the Flock Group Inc. Quote #196785 in the amount of \$7,150 was  
118 approved.

119 Mr. Broadus will complete a service agreement.

120  
121 **G. Grau & Associates -Arbitrage Rebate Report Special Assessments Bonds Series 2020**

122 This item was not discussed.

123  
124 **SEVENTH ORDER OF BUSINESS** **Consent Agenda**

125 **A. Consideration of the Minutes of the Meeting Held on March 12, 2026**

126  
127 On MOTION by Mr. Seabrook, seconded by Mr. Robare, with all in favor,  
128 the Minutes of the Meeting held on February 12, 2026, were approved.

129 **EIGHTH ORDER OF BUSINESS**  
130  
131

**Board of Supervisors' Requests and  
Comments**

132 On MOTION by Mr. Seabrook, seconded by Mr. Robare, with all in favor,  
133 to approve the 72.5 cents per mile to pay for mileage.

134  
135 **NINTH ORDER OF BUSINESS**

**Public Comments**

136 None.

137  
138 **TENTH ORDER OF BUSINESS**

**Adjournment**

139 There being no further business,

140  
141  
142 On MOTION by Mr. Robare, seconded by Mr. Zanikos, with all in favor,  
143 the meeting was adjourned at 11:04 a.m.

144  
145  
146 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
 For the Period from 03/01/2026 to 03/31/2026  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100272</b>							
001	03/02/26	INFRAMARK LLC	173036	Management Fee March 2026	MANAGEMENT FEE APRIL 2024	512305-53970	\$13,000.00
001	03/02/26	INFRAMARK LLC	173036	Management Fee March 2026	MANAGEMENT FEE APRIL 2024	531142-51301	\$1,050.00
001	03/02/26	INFRAMARK LLC	173036	Management Fee March 2026	ACCT SVCS	531150-51301	\$3,536.33
001	03/02/26	INFRAMARK LLC	173036	Management Fee March 2026	DISSEMINATION SVCS	532001-51301	\$772.50
<b>Check Total</b>							<b>\$18,358.83</b>
<b>CHECK # 100273</b>							
001	03/02/26	COMPLETE I.T CORP	19222	new equipment for FOB installation Feb 2026	camera	546345-53970	\$1,974.97
<b>Check Total</b>							<b>\$1,974.97</b>
<b>CHECK # 100275</b>							
001	03/04/26	STEADFAST CONTRACTORS ALLIANCE	SA-20568	Landscape Maint Contract March 2026	LANDSCAPE MAINT	546300-53908	\$26,249.33
<b>Check Total</b>							<b>\$26,249.33</b>
<b>CHECK # 100276</b>							
001	03/04/26	GRAU AND ASSOCIATES	28770	fye2026 Audit	audit	532002-51301	\$5,600.00
<b>Check Total</b>							<b>\$5,600.00</b>
<b>CHECK # 100277</b>							
001	03/04/26	SITEX AQUATICS LLC	10787-B	March 2026 Pond Maint	AQUATIC MAINT.	531085-53908	\$1,065.00
<b>Check Total</b>							<b>\$1,065.00</b>
<b>CHECK # 100278</b>							
001	03/04/26	COMPLETE I.T CORP	19382	Google vault admin email March 2026	email account	549913-51301	\$99.00
<b>Check Total</b>							<b>\$99.00</b>
<b>CHECK # 100279</b>							
001	03/04/26	ASP POOL AND OUTDOOR SERVICES LLC	30069	Monthly pool contract March 2026	asp	534078-53970	\$1,750.00
<b>Check Total</b>							<b>\$1,750.00</b>
<b>CHECK # 100280</b>							
001	03/09/26	TOTAL PRESSURE POWER-WASH & SEAL	030326-	Additional work for Pool paving project March 2026	paver and pressure washing	546074-53970	\$6,340.00
<b>Check Total</b>							<b>\$6,340.00</b>
<b>CHECK # 100281</b>							
001	03/18/26	INFRAMARK LLC	173908	Postage March 2026	MANAGEMENT FEE APRIL 2024	541024-51301	\$2.22
<b>Check Total</b>							<b>\$2.22</b>
<b>CHECK # 100282</b>							
001	03/18/26	ASP POOL AND OUTDOOR SERVICES LLC	26259-1	One time cleanup on Weekend March 2026	debris	546074-53970	\$1,575.00
<b>Check Total</b>							<b>\$1,575.00</b>
<b>CHECK # 100283</b>							
001	03/18/26	TRIMMERS HOLIDAY DECOR	346	Holiday Trimmer /Holiday Lights March 2026	h	549027-53970	\$4,469.00
<b>Check Total</b>							<b>\$4,469.00</b>
<b>CHECK # 100284</b>							
001	03/18/26	COOPER POOLS INC	549	white gutter drain frame and grate March 2026	pool	546074-53970	\$494.80
<b>Check Total</b>							<b>\$494.80</b>
<b>CHECK # 100285</b>							
001	03/24/26	COOPER POOLS INC	599	Board ORP controller -relay pump March 2026	pool	546074-53970	\$3,352.39
<b>Check Total</b>							<b>\$3,352.39</b>
<b>CHECK # 100286</b>							
001	03/24/26	INFRAMARK LLC	1165911	Maint March 2026	MANAGEMENT FEE APRIL 2024	546922-53908	\$2,340.00
<b>Check Total</b>							<b>\$2,340.00</b>
<b>CHECK # 100287</b>							
001	03/24/26	HOMERIVER GROUP	10312025	Payroll Sept 2025 approved by Counsel and Chair	PAYROLL	512305-53970	\$3,290.77
<b>Check Total</b>							<b>\$3,290.77</b>

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
 For the Period from 03/01/2026 to 03/31/2026  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 100288</b>								
001	03/27/26	COOPER POOLS INC	608	gas shock for Vakpak	pool	546001-53970	\$990.32	
							<b>Check Total</b>	<u>\$990.32</u>
<b>CHECK # 100289</b>								
001	03/27/26	TIMES PUBLISHING COMPANY	82516-032226	Legal advertising March 2026	AD SERVICES	548002-51301	\$651.00	
							<b>Check Total</b>	<u>\$651.00</u>
<b>CHECK # 100290</b>								
001	03/27/26	STRALEY ROBIN VERICKER	28139	Legal SERVICES March 2026	PROFESSIONAL SERVICES	531146-51401	\$4,410.00	
							<b>Check Total</b>	<u>\$4,410.00</u>
<b>CHECK # 1927</b>								
001	03/17/26	ADMIRAL FURNITURE LLC	A-54707-00005616	AWNING AND CURTAINS	Furniture	564058-53970	\$22,947.00	
001	03/17/26	ADMIRAL FURNITURE LLC	A-54665-00005578	Seat cushion and back cushion replacement - check cut in tampa office vendor to pickupMarch 2026	pool area	564058-53970	\$6,554.73	
							<b>Check Total</b>	<u>\$29,501.73</u>
<b>CHECK # 1928</b>								
001	03/20/26	TOTAL PRESSURE POWER-WASH & SEAL	031626-	2nd portion released confirmed by Supervisor Zanikos March 2026	fast track	546074-53970	\$15,380.00	
							<b>Check Total</b>	<u>\$15,380.00</u>
<b>CHECK # 300107</b>								
001	03/16/26	BOCC	022326-6494- ACH	Water sewage usage March 2026	WATER	543018-53600	\$1,006.21	
							<b>Check Total</b>	<u>\$1,006.21</u>
<b>CHECK # 300108</b>								
001	03/20/26	TECO	030626-5825-ACH	ELECTRIC	Utility - Electric	543041-53150	\$11,873.86	
							<b>Check Total</b>	<u>\$11,873.86</u>
<b>CHECK # 300109</b>								
001	03/25/26	CHARTER COMMUNICATIONS	2432049030826-ACH	TV & INTERNET SVCS	Dues, Licenses, Subscriptions	554020-51301	\$319.88	
							<b>Check Total</b>	<u>\$319.88</u>
<b>CHECK # 300110</b>								
001	03/27/26	WASTE MANAGEMENT - ACH	0233963-2206-9-ACH	ELECTRIC	Utility - Electric	543041-53150	\$781.86	
							<b>Check Total</b>	<u>\$781.86</u>
<b>CHECK # 300111</b>								
001	03/30/26	TECO	030926-7103-ACH	TECO March 2026	ELECTRIC	543041-53150	\$185.50	
							<b>Check Total</b>	<u>\$185.50</u>
<b>CHECK # 300112</b>								
001	03/30/26	TECO	030926-3471-ACH	TECO March 2026	ELECTRIC	543041-53150	\$29.36	
							<b>Check Total</b>	<u>\$29.36</u>
<b>CHECK # 300113</b>								
001	03/30/26	TECO	030926-1113-ACH	TECO March 2026	ELECTRIC	543041-53150	\$1,365.31	
							<b>Check Total</b>	<u>\$1,365.31</u>
<b>CHECK # 300114</b>								
001	03/30/26	TECO	030926-9291-ACH	TECO March 2026	ELECTRIC	543041-53150	\$2,698.63	
							<b>Check Total</b>	<u>\$2,698.63</u>
<b>CHECK # 300115</b>								
001	03/02/26	TECO	020626-1113-ACH	ELECTRIC	Utility - Electric	543041-53150	\$1,435.26	
							<b>Check Total</b>	<u>\$1,435.26</u>
							<b>Fund Total</b>	<u><b>\$147,590.23</b></u>
<b>CHECK # 1926</b>								
200	03/10/26	CYPRESS MILL CDD	03052026-765	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 765	SERIES 2018 FY26 TAX DIST ID 765	103200	\$2,692.11	
							<b>Check Total</b>	<u>\$2,692.11</u>
							<b>Fund Total</b>	<u><b>\$2,692.11</b></u>

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 1926</b>								
201	03/10/26	CYPRESS MILL CDD	03052026-765	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 765	SERIES 2020 FY26 TAX DIST ID 765	103200	\$2,487.93	
							<b>Check Total</b>	\$2,487.93
							<b>Fund Total</b>	\$2,487.93
<hr/>								
<b>CHECK # 1926</b>								
202	03/10/26	CYPRESS MILL CDD	03052026-765	SERIES 2018, 2020, 2023 FY26 TAX DIST ID 765	SERIES 2023 FY26 TAX DIST ID 765	103200	\$2,034.59	
							<b>Check Total</b>	\$2,034.59
							<b>Fund Total</b>	\$2,034.59
<hr/>								
							<b>Total Checks Paid</b>	\$154,804.86



2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

# INVOICE

**INVOICE#**

175433

**DATE**

4/1/2026

**CUSTOMER ID**

C2296

**NET TERMS**

Due On Receipt

**PO#**

**DUE DATE**

4/1/2026

**BILL TO**

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

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	772.50		772.50
Dissemination Services	3	Ea	350.00		1,050.00
District Management	1	Ea	3,536.33		3,536.33
Amenities Staff/Clubhouse	1	Ea	13,000.00		13,000.00
<b>Subtotal</b>					<b>18,358.83</b>

<b>Subtotal</b>	\$18,358.83
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$18,358.83

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



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

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

Invoice #	19222
Invoice Date	02-26-26
<b>Balance Due</b>	<b>\$1,974.97</b>

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Inframark will install Microsoft Office ==	\$0.00	1.0	\$0.00
Dell Slim Desktop	CPU - Intel Core Ultra 7 OS - Windows 11 Pro RAM - 16GB DDR5 Storage - 512GB NVME SSD	\$1,099.99	1.0	\$1,099.99
Dell Pro 24 Adjustable Stand Monitor	Dell Pro 24 Adjustable Stand Monitor w/ Height, Swivel, Tilt Motion	\$189.99	2.0	\$379.98
Tech Labor	Hourly Labor Service   Minimum 2-hours  For onsite delivery and setup of computer/monitors. Includes travel time.	\$165.00	3.0	\$495.00

<b>Subtotal</b>	<b>\$1,974.97</b>
Tax	\$0.00
Invoice Total	\$1,974.97
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$1,974.97</b>

**Invoice Ticket**

Ticket Date	Wed 02-18-26 10:04 AM
Ticket #	12554
<b>Subject</b>	<b>New Office Computer</b>

Ticket Issue

Initial Issue	Client requested a new desktop with 2 monitors for their clubhouse.
Wed 02-18-26 10:04 AM	
Mark Johnson	Estimate was approved and computer was ordered. It should be ready for delivery by Tuesday, Feb 24th.

Ticket Comments

Date	Comment
Update	Installed new computer and 2 monitors
Wed 02-25-26 10:28 AM	
Troy Bacon	We connected printer and set up scan to email for Angela.
	We left old pc there and reset to new for them
Initial Issue	Client requested a new desktop with 2 monitors for their clubhouse.
Wed 02-18-26 10:04 AM	
Mark Johnson	Estimate was approved and computer was ordered. It should be ready for delivery by Tuesday, Feb 24th.

# Invoice



## Steadfast Alliance

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

Date	Invoice #
3/1/2026	SA-20568

Please make all Checks payable to:  
**Steadfast Alliance**

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance march 2026.		0.00		0.00
1	Landscape Maintenance		15,810.00		15,810.00
1	Water Management Program		1,216.00		1,216.00
1	Irrigation Service Maintenance		875.00		875.00
1	Fertilization and Pesticide Program		1,745.00		1,745.00
1	Mulch		3,750.00		3,750.00
1	Annuals		990.00		990.00
1	Plant Replacement		1,863.33		1,863.33

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

<b>Total</b>	\$26,249.33
Payments/Credits	\$0.00
<b>Balance Due</b>	\$26,249.33

## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28770  
 Date 03/02/2026

<b>SERVICE</b>	<b>AMOUNT</b>
Audit FYE 09/30/2025	\$ <u>5,600.00</u>
Current Amount Due	\$ <u>5,600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,600.00	0.00	0.00	0.00	0.00	5,600.00

Payment due upon receipt.

**INVOICE**

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



Cypress Mill HOA

Bill to

Cypress Mill CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

**Invoice details**

Invoice no.: 10787-b  
Terms: Net 30  
Invoice date: 03/01/2026  
Due date: 03/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance- 11 Waterways	1	\$1,065.00	\$1,065.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			
<b>Total</b>						<b>\$1,065.00</b>



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

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

Invoice #	19382
Invoice Date	03-01-26
<b>Balance Due</b>	<b>\$99.00</b>

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

---

<b>Subtotal</b>	<b>\$99.00</b>
Tax	\$0.00
Invoice Total	\$99.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$99.00</b>



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

**Invoice #30069** 03/01/2026

**DUE ON 03/15/2026**

**Cypress Mill CDD**  
 15720 Miller Creek Drive  
 Ruskin, Florida 33573

SERVICE ADDRESS  
 15720 Miller Creek Drive  
 Ruskin, Florida 33573

SERVICE DATES	TITLE	QTY	PRICE	AMOUNT
03/01/2026 - 03/31/2026	<b>Pool - Commerical Pool Service - SS (HOA)</b>	1	\$1,750.00	\$1,750.00
	<b>Splash Pad - Commerical Pool Service - SS (HOA)</b>	1	\$0.00	\$0.00
	<b>Subtotal</b>			\$1,750.00
	<b>Taxable Subtotal</b>			\$0.00
	<b>Discount</b>			\$0.00
	<b>Tax</b>			\$0.00
	<b>TOTAL BALANCE DUE</b>			<b>\$1,750.00</b>

**Payment Terms:**

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

**Auto-Pay Enrollment:**

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

**Customer Portal:**

Access your account at: <https://aspsouthshorefl.poolbrain.com>

**We Appreciate Your Business:**

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

# Invoice

## Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.  
 Riverview, FL 33579  
 1-727-295-8592  
[totalpressurepowerwashandseal@gmail.com](mailto:totalpressurepowerwashandseal@gmail.com)



Date: 3/16/2026  
 Agenda Page 120

To: Cypress Mill CDD

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

	Job Title	Payment Terms	
	Paver Repair, Wash, Sand & Seal	Amount Due	

Item	Description	#	Amount
Large Paver Repair	Pool Paver Repair project that included repair of pavers, pool coping, & deco drain. New deco drain was used to help realign paver pad itself. Washing and re-sanding of the pavers was also done along with clubhouse algae being removed as well. Finally 150 Gallons of sealer applied.		\$15,380
Tax	Hillsborough County Sales Tax	Exempt	

Total: \$15,380



# INVOICE

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

**INVOICE#**

173908

**DATE**

3/13/2026

**CUSTOMER ID**

C2296

**NET TERMS**

Due On Receipt

**PO#**

**DUE DATE**

3/13/2026

**BILL TO**

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

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
<b>Subtotal</b>					<b>2.22</b>

<b>Subtotal</b>	\$2.22
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2.22

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

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

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

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

**Final Invoice 26259-1**

Invoice Date March 15, 2026

Payment Due March 15, 2026



**PREPARED BY**

**Travis Larson**

America's Swimming Pool Co - South Shore & South Tampa  
 (813) 322-5270  
 travislarrison@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

**FINAL INVOICE DETAILS**

**15720 Miller Creek Drive, Ruskin, Florida 33573**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
One Time Cleanup - Weekend Pool cleaning service was performed on Sunday at the request of property management due to urgent conditions at the facility. This work was completed outside of normal service hours and required dispatching technicians on an expedited basis to restore the pool to operational condition. Charges reflect labor and resources required to perform the service during weekend hours.	4 Hours	\$300.00	\$1,200.00
Debris Removal Specialized equipment to remove paper sand and other debris in the pool			\$250.00
Weekend - Missed Appointment Technician arrived on site on Saturday at the customer's request to perform pool service outside of the normal service schedule. Upon arrival, paver cleaning, sanding, and sealing work was still actively being conducted around the pool deck area. Due to the ongoing construction activity and debris entering the pool, service could not be safely or effectively performed. This charge reflects the scheduled service attempt and technician dispatch to the property.			\$125.00
<b>TOTAL</b>			<b>\$1,575.00</b>

PAYMENTS STARTING FROM **\$40/month** on [Acorn](#) [Learn More](#) →

**Payment Terms:**

Unless otherwise stated, payment is due upon receipt for repairs, renovations, or construction. A \$25 late fee will be assessed on all invoices that are more than 15 days past due.

**Payment Processing Notice**

Effective April 1, 2026, payment processing fees apply to electronic payments.  
 Credit Card Payments: 2.9% + \$0.30 per transaction  
 ACH Bank Transfer: 1% + \$1.00 per transaction (maximum \$15)

These fees are automatically included on this invoice when paying electronically.

If you plan to pay by cash or check, please contact our office and we will remove the processing fee prior to payment.

# 2026 Holiday Decor Invoice #346



## Cypress Mill CDD (Billing)

15231 Miller Creek Dr  
Sun City Center, FL 33573  
[Alba.sanchez@inframark.com](mailto:Alba.sanchez@inframark.com)  
[\(609\) 457-5490](tel:(609)457-5490)

## Trimmers Holiday Decor

2234 Lithia Center Ln  
Valrico, FL 33596  
[patrick@trimmershd.com](mailto:patrick@trimmershd.com)  
[\(813\) 545-4782](tel:(813)545-4782)

## Residence (Site)

15231 Miller Creek Dr  
Sun City Center, FL 33573

**Issue Date:** 3/13/2026

**Due Date:** 6/1/2026

## Features

<input checked="" type="checkbox"/> <b>Front Entrance</b>	\$0.00
<input checked="" type="checkbox"/> <b>Entrance - C9 lights on Sign</b> Install clear c9s across the top of entrance sign  C9 - WARM WHITE	\$240.00
<input checked="" type="checkbox"/> <b>Entrance - 3 Red Posts</b> Install 3-48" Pre Lit Wreath and 3 - 18" Bows on 3 Red Posts  Red Bow 18" <hr/> 48in Lit Wreath (WW)	\$870.00
<input checked="" type="checkbox"/> <b>Entrance - 10 Palms</b> Install WW Mini Lights in 10 Palm Trees surrounding entrance sign  Warm White Coaxial Plugs	\$3,000.00

✔ **Clubhouse**

\$0.00

✔ **Clubhouse Roofline - C9's**

\$3,328.00

Install WW C9s outlining both lower and upper level of clubhouse

C9 - WARM WHITE

✔ **Clubhouse - 5 Palms**

\$1,500.00

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

Warm White Coaxial Plugs

✔ **3 Year Contract 2025 - 2027**

\$0.00

2025, 2026 and 2027

## Payments & Pricing

### Payments

No Payments

### Pricing

**Proposal subtotal**

\$8,938.00

<b>Proposal tax</b>	\$0.00
<b>Proposal total</b>	\$8,938.00
<b>Invoice Amount</b>	\$4,469.00
<b>Amount Paid ?</b>	\$0.00
<b>Amount Due</b>	<b>\$4,469.00</b>

### Terms & Conditions

**PLEASE NOTE: PLEASE VERIFY  
YOUR RECORDS MATCH OUR  
CORRECT BILLING ADDRESS.  
2234 LITHIA CENTER LANE  
VALRICO, FL 33596**

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

-Please have palms trimmed prior to October 1st.

-Trimmers Holiday Decor retains ownership of all merchandise.

-All lighting will be commercial grade LED lighting.

-Customer is responsible for working power outlets.

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

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

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

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

Service Includes:

\*Installation of Lighting

\*Service calls

\*Take down and storage

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

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

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

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





4740B Allen Rd PMB  
Zephyrhills, FL 33541

www.cooperpoolsinc.com

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EIN 27-1802937  
License # CPC1459240

# Cooper Pools

844-766-5256

Cypress Mill  
880 Cypress Village Bv  
Greater Sun Center FL 33573

PLEASE PAY BY	AMOUNT	INVOICE DATE
<b>04/04/2026</b>	<b>\$494.80</b>	<b>03/05/2026</b>

## INVOICE NO. 549

**Order No.:** Cypress mill  
**Quote No.:** 661  
**Job No.:** 1012  
**Site Address:** 880 Cypress Village Bv  
 Greater Sun Center FL 33573

Recommended Repairs

### Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
542038 2"x4" WHITE GUTTER DRAIN FRAME & GRATE	6.00	\$22.22	\$133.32
SPX1425B SP1425 TOP DIFFUSER PLATE	6.00	\$18.58	\$111.48
Commercial installation / Labor			\$250.00
<b>Sub-Total ex Tax</b>			\$494.80
<b>Tax</b>			\$0.00
<b>Total</b>			\$494.80

<b>Sub-Total ex Tax</b>	\$494.80
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$494.80
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$494.80

## How To Pay



### Credit Card (MasterCard or Visa)

Pay Online [cooperpoolsinc.simprosuite.com/payment/](http://cooperpoolsinc.simprosuite.com/payment/)  
Please call 844-766-5256 to pay over the phone.



### Direct Deposit

Bank **PNC Bank**  
Acc. Name **6768**  
Routing Number **267084199**  
Acc. No. **1241206768**

INVOICE NO. 549

<b>DUE DATE:</b>	<b>04/04/2026</b>	<b>AMOUNT DUE:</b>	<b>\$494.80</b>
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4740B Allen Rd PMB  
Zephyrhills, FL 33541

www.cooperpoolsinc.com

Agenda Page 130  
EIN 27-1002937  
License # CPC1459240

**Cooper Pools**  
**844-766-5256**

Cypress Mill  
880 Cypress Village Bv  
Greater Sun Center FL 33573

PLEASE PAY BY	AMOUNT	INVOICE DATE
<b>04/18/2026</b>	<b>\$3,352.39</b>	<b>03/19/2026</b>

**INVOICE NO. 599 - DEPOSIT**

**Order No.:** CYPRESS MILL APPROVED AT THE 3/12/26 MEETING  
**Quote No.:** 662  
**Job No.:** 1104  
**Site Address:** 880 Cypress Village Bv  
Greater Sun Center FL 33573

These are the repairs that are needed asap

**Commercial Installation / Repairs**

Item	Quantity	Unit Price	Total
IPS-M720 STD 16"x12" BOARD ORP & PH CONTROLLER	1.00	\$2,045.70	\$2,045.70
3THP 208-230V INTELLIPRO3 VSF PUMP W/ RELAY REQUIRES 22 GA 2-CONDUCTOR WIRE TO CONNECT TO AUTOMATION	1.00	\$3,106.96	\$3,106.96
HSQ165 1.65THP 115/230V 18.8/9.4A 48Y SQFL MOTOR	1.00	\$446.72	\$446.72
GO-KIT54V-9 VITON STA-RITE P2R PUMP SEAL KIT (AFTER 1997)	1.00	\$52.32	\$52.32
F 2" 0-60PSI 0.25" BACK MOUNT PLST PRESSURE GAUGE	2.00	\$17.15	\$34.30
2.5" 0-30"HG 0.25" BTM MOUNT STEEL VACUUM GAUGE	1.00	\$18.77	\$18.77
Commercial installation / Labor			\$1,000.00
<b>Sub-Total ex Tax</b>			\$6,704.77
<b>Tax</b>			\$0.00
<b>Total</b>			\$6,704.77
<b>Deposit Amount (50.00%)</b>			\$3,352.39
<b>Amount Remaining (50.00%)</b>			\$3,352.38

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<b>Sub-Total ex Tax</b>	\$3,352.39
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$3,352.39
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$3,352.39

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4740B Allen Rd PMB  
Zephyrhills, FL 33541

www.cooperpoolsinc.com

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EIN 27-1002937  
License # CPC1459240

**Cooper Pools**  
**844-766-5256**

PLEASE PAY BY	AMOUNT	INVOICE DATE
<b>04/18/2026</b>	<b>\$3,352.39</b>	<b>03/19/2026</b>

## INVOICE NO. 599 - DEPOSIT

### How To Pay



#### Credit Card (MasterCard or Visa)

Pay Online [cooperpoolsinc.simprosuite.com/payment/](https://cooperpoolsinc.simprosuite.com/payment/)  
Please call 844-766-5256 to pay over the phone.



#### Direct Deposit

Bank **PNC Bank**  
Acc. Name **6768**  
Routing Number **267084199**  
Acc. No. **1241206768**

INVOICE NO. 599

<b>DUE DATE:</b>	<b>04/18/2026</b>	<b>AMOUNT DUE:</b>	<b>\$3,352.39</b>
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4740B Allen Rd PMB  
Zephyrhills, FL 33541

www.cooperpoolsinc.com

Agenda Page 132  
EIN 27-1002937  
License # CPC1459240

**Cooper Pools**  
844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
<b>04/18/2026</b>	<b>\$3,352.39</b>	<b>03/19/2026</b>

**INVOICE NO. 599 - DEPOSIT**

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$6,704.77	50.00	\$3,352.39	50.00	\$3,352.39
<b>Total</b>	<b>\$6,704.77</b>	<b>50.00</b>	<b>\$3,352.39</b>	<b>50.00</b>	<b>\$3,352.39</b>

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/19/2026	599	\$3,352.39	\$0.00	\$3,352.39
<b>Total</b>		<b>\$3,352.39</b>	<b>\$0.00</b>	<b>\$3,352.39</b>

Contract Summary	
Claim to Date	<b>\$3,352.39</b>
Remaining Claim Balance	<b>\$3,352.38</b>



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

<b>Client ID Number</b>	
-------------------------	--

<b>Invoice Number</b>	<b>1165911</b>
<b>Invoice Date</b>	<b>3/20/2026</b>
<b>Due Date</b>	<b>4/19/2026</b>

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

**Tampa, FL 33607-6008**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$2,340.00</b>

<b>Subtotal</b>	<b>\$2,340.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$2,340.00</b>

**Please Pay This Amount**

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

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

**To Pay via ACH or Wire, please refer to our banking information below:**

**Account Name : INFRAMARK, LLC**

**ACH - Bank Routing Number : 111000614 / Account Number 912593196**

**Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196**

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

INFRAMARK, LLC

DISTRICT : CYPRESS MILL CDD

Go Green! Think before you print.

INVOICE NO. 1165911 - DETAIL

INVOICE DATE: 3/20/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	2/10/2026	4489328	CYMCDD District Area	General Maintenance; Miscellaneous Maintenance Work	\$0.00	\$0.00	\$2,340.00	\$0.00	\$2,340.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,340.00</b>	<b>\$0.00</b>	<b>\$2,340.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,340.00</b>	<b>\$0.00</b>	<b>\$2,340.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,340.00</b>	<b>\$0.00</b>	<b>\$2,340.00</b>	

# Folio Association Management

12906 Tampa Oaks Blvd Ste 100

Temple Terrace, FL 33637

Date: 10/31/2025

Invoice#: 10312025

**BILL TO**

Cypress Mill CDD

**FOR**

September 2025 Outstanding Payroll

ITEM DESCRIPTION	AMOUNT
September Outstanding Payroll Cost	\$3,290.77
<b>Subtotal</b>	<b>\$3,290.77</b>
<b>Tax rate</b>	
<b>Additional costs</b>	
<b>TOTAL COST</b>	<b>\$3,290.77</b>

Make all checks payable to Folio Association Management

Mail To: 12906 Tampa Oaks Blvd Ste 100  
 Temple Terrace, FL 33637

**THANK YOU FOR YOUR BUSINESS!**



4740B Allen Rd PMB  
Zephyrhills, FL 33541

www.cooperpoolsinc.com

Agenda Page 136  
EIN 27-1802937  
License # CPC1459240

**Cooper Pools**  
**844-766-5256**

Cypress Mill  
880 Cypress Village Bv  
Greater Sun Center FL 33573

PLEASE PAY BY	AMOUNT	INVOICE DATE
<b>04/23/2026</b>	<b>\$990.32</b>	<b>03/24/2026</b>

**INVOICE NO. 608**

**Order No.:** Cypress mill  
**Quote No.:** 663  
**Job No.:** 1013  
**Site Address:** 880 Cypress Village Bv  
Greater Sun Center FL 33573

VakPak shocks

**Commercial Installation / Repairs**

Item	Quantity	Unit Price	Total
150lb gas shock for VakPak	3.00	\$62.91	\$188.73
150lb gas shock locking for Vak Pak	3.00	\$100.53	\$301.59
Commercial installation / Labor			\$500.00
<b>Sub-Total ex Tax</b>			\$990.32
<b>Tax</b>			\$0.00
<b>Total</b>			\$990.32

<b>Sub-Total ex Tax</b>	\$990.32
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$990.32
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$990.32

**How To Pay**



**Credit Card (MasterCard or Visa)**

Pay Online [cooperpoolsinc.simprosuite.com/payment/](http://cooperpoolsinc.simprosuite.com/payment/)  
Please call 844-766-5256 to pay over the phone.



**Direct Deposit**

Bank **PNC Bank**  
Acc. Name **6768**  
Routing Number **267084199**  
Acc. No. **1241206768**

INVOICE NO. 608

<b>DUE DATE:</b>	<b>04/23/2026</b>	<b>AMOUNT DUE:</b>	<b>\$990.32</b>
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# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

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<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/22/26-3/22/26		CYPRESS MILL CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
3/23/2026	Deirdre Bonett	TB184333	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$651.00		82516-032226	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/22/26	3/22/26	82516	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Public Hearing	2	1.00x62.00 L	\$649.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/22/26-3/22/26		CYPRESS MILL CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
3/23/2026	Deirdre Bonett	TB184333	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$651.00		82516-032226	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CYPRESS MILL CDD  
 2005 Pan Am Cir Ste 300 # Attn  
 Tampa, FL 33607-6008

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

82516

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Public Hearing was published in said newspaper by print in the issues of 03/22/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



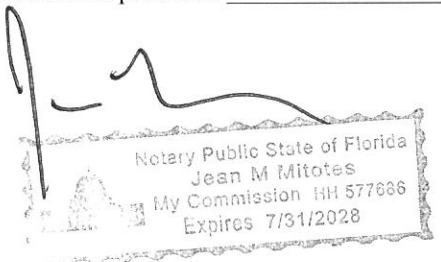
Signature of Affiant

Sworn to and subscribed before me this 03/22/2026

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_



Agenda Page 138

**Cypress Mill Community Development District**  
**Notice of meeting and 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**

The Cypress Mill Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review, revise and adopt recreation center policies, access fob policies and fees, rental rates and deposits, non-resident user fees and all other deposits and fees (the "Recreational Facilities Policies") on Thursday April 9, 2026, at 9:30 a.m. located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Recreational Facilities Policies and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of distributing access fobs, permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary business properly coming before it.

The public hearing/meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing/meeting may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at the public hearing. The public may attend the public hearing and meeting at the offices of Inframark or by conference line. Please check the District's website at <https://www.cypressmill.com/> prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the Recreational Facilities Policies as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Recreational Facilities Policies will be available by emailing the District Manager at [alba.sanchez@inframark.com](mailto:alba.sanchez@inframark.com). The District Manager's office can be reached telephonically at (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

March 22, 2026 82516-1

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 25, 2026  
 Client: 001503  
 Matter: 000001  
 Invoice #: 28139

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/3/2026	MB	CONFERENCE CALL WITH DISTRICT MANAGER REGARDING CLUBHOUSE PAINTING VENDOR; REVIEW AND RESPOND TO EMAIL FROM DISTRICT INSURANCE CARRIER REGARDING VENDOR INSURANCE LANGUAGE.	0.7	\$227.50
2/5/2026	MB	REVIEW EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT REQUEST FOR LIGHTING DISTRICT ANNEXATION, PUBLIC WORKS RESIDENTIAL STREET LIGHTING PROGRAM AND DISTRICT BOARD MEETING AGENDA PACKAGE.	0.8	\$260.00
2/9/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT CLUBHOUSE PAINTER; PREPARE PAINTING SERVICES AGREEMENT WITH FAVIAN'S PAINTING GROUP; CONFERENCE CALL WITH DISTRICT CHAIR REGARDING SPENDING AUTHORITY.	2.3	\$747.50
2/12/2026	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	2.8	\$910.00
2/18/2026	MB	REVIEW AND RESPOND TO EMAILS FROM DISTRICT MANAGER AND DISTRICT CHAIR REGARDING FLOCK RENEWAL; REVIEW AND FINALIZE CLUBHOUSE PAINTING AGREEMENT WITH FAVIAN.	0.9	\$292.50
2/19/2026	MB	PREPARE PAVER REPAIR AND PRESSURE WASHING SERVICES AGREEMENT WITH TOTAL PRESSURE POWER-WASH & SEAL.	1.8	\$585.00
2/23/2026	MB	PREPARE PARENTAL WAIVER FORMS FOR MINOR CHILDREN OF PATRONS AND GUESTS.	1.2	\$390.00





# PROFORMA INVOICE

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

Quote # A-54665-00005578  
Created Date 3/13/2026

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

Bill To CYPRESS MILL CDD  
Bill to Address 15231 MILLER CREEK DRIVE  
SUN CITY CENTER, FL 33573  
US

Ship To CYPRESS MILL CDD  
Ship to Address 15231 MILLER CREEK DRIVE  
SUN CITY CENTER, FL 33573  
US

Bill to Contact Name CHRIS SHELTON 704.493.3304  
and Phone  
Bill to Email jshelton@folioam.com

Ship to Contact CHRIS SHELTON 704.493.3304  
Name and Phone

Payment Terms PREPAY  
Est Ship Date 4/20/2026

FOB Point ORIGIN  
Carrier BEST WAY

Product	Quote Line Item Details	Price	Quantity	Total Price
SEATCUSHION	SEAT CUSHION	\$235.00	1.00	\$235.00
BACKCUSHION	BACK CUSHION	\$295.00	1.00	\$295.00
SHIPPING - NT	SHIPPING (NON TAX)	\$1,275.00	1.00	\$1,275.00
9973 - RE-SLING	RE-SLING CHAISE LOUNGE	\$150.89	20.00	\$3,017.70
9975 - RE-SLING	RE-SLING CHAIR	\$108.25	16.00	\$1,732.03

Subtotal \$6,554.73  
Sales Tax \$0.00  
Total \$6,554.73

## ORDER NOTES AND INSTRUCTIONS

Order Notes & Instructions ON SITE RE-SLING  
SAMPLES TO BE PICKED UP

## TERMS AND CONDITIONS

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

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

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



## PROFORMA INVOICE

days.

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

DocuSigned by:  
*Alba Sanchez*  
C112CB6366A449E...

3/13/2026



# PROFORMA INVOICE

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

Quote # A-54707-00005616  
Created Date 3/13/2026

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

Bill To CYPRESS MILL CDD  
Bill to Address 15231 MILLER CREEK DRIVE  
SUN CITY CENTER, FL 33573  
US

Ship To CYPRESS MILL CDD  
Ship to Address 15231 MILLER CREEK DRIVE  
SUN CITY CENTER, FL 33573  
US

Bill to Contact Name CHRIS SHELTON 704.493.3304  
and Phone  
Bill to Email jshelton@folioam.com

Ship to Contact CHRIS SHELTON 704.493.3304  
Name and Phone

Payment Terms PREPAY  
Est Ship Date 4/20/2026

FOB Point ORIGIN  
Carrier BEST WAY

Product	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
FL1010AWN	REPLACEMENT AWNING FOR 10' X 10' PAVILION	\$1,993.50	6.00	\$11,961.00	
FL1010C	REPLACEMENT CURTAINS FOR 10' X 10' PAVILION	\$1,377.23	6.00	\$8,263.35	
MISC FEE	MISC FEE	\$1,500.00	1.00	\$1,500.00	LABOR TO INSTALL CABANA COVERS AND CURTAINS
DISCOUNT	DISCOUNT	-\$434.49	1.00	-\$434.49	PRE-PAY DISCOUNT
SHIPPING - NT	SHIPPING (NON TAX)	\$1,657.14	1.00	\$1,657.14	

Subtotal \$22,947.00  
Sales Tax \$0.00  
Total \$22,947.00

## ORDER NOTES AND INSTRUCTIONS

Order Notes & Instructions ON SITE RE-SLING  
SAMPLES TO BE PICKED UP

## TERMS AND CONDITIONS

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

**Returns/Cancellations:** No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted



## PROFORMA INVOICE

without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

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

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

DocuSigned by:  
*Alba Sanchez*  
C112CB6366A449E...





Hillsborough County Florida

<b>CUSTOMER NAME</b> CYPRESS MILL CDD	<b>ACCOUNT NUMBER</b> 2339396494	<b>BILL DATE</b> 02/23/2026	<b>DUE DATE</b> 03/16/2026
------------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 15231 MILLER CREEK DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	01/21/2026	56778	02/19/2026	57372	59400 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$179.39
Water Base Charge	\$80.39
Water Usage Charge	\$125.23
Sewer Base Charge	\$194.70
Sewer Usage Charge	\$419.96

**Summary of Account Charges**

Previous Balance	\$881.00
Net Payments - Thank You	\$-881.00
<b>Total Account Charges</b>	<b>\$1,006.21</b>
<b>AMOUNT DUE</b>	<b>\$1,006.21</b>

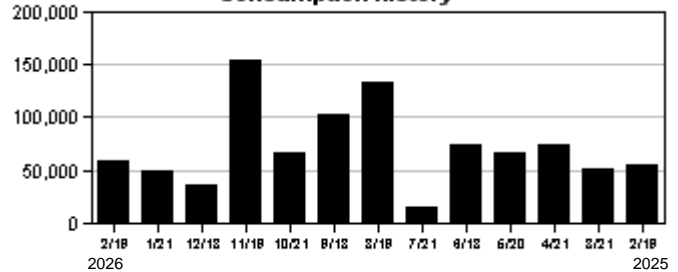
**Important Message**

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**Notice**

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

**Consumption History**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2339396494



**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

87 0

<b>DUE DATE</b>	03/16/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0023393964947 00001006212



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

Statement Date: March 06, 2026  
 Agenda Page 147

**Amount Due: \$11,873.86**

**Due Date:** March 20, 2026  
**Account #:** 321000025825

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

**Account Summary**


Previous Amount Due	\$11,758.42
Payment(s) Received Since Last Statement	-\$11,759.39
Credit Balance After Payments and Credits	-\$0.97
<b>Current Month's Charges</b>	<b>\$11,874.83</b>

**Amount Due by March 20, 2026 \$11,873.86**

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

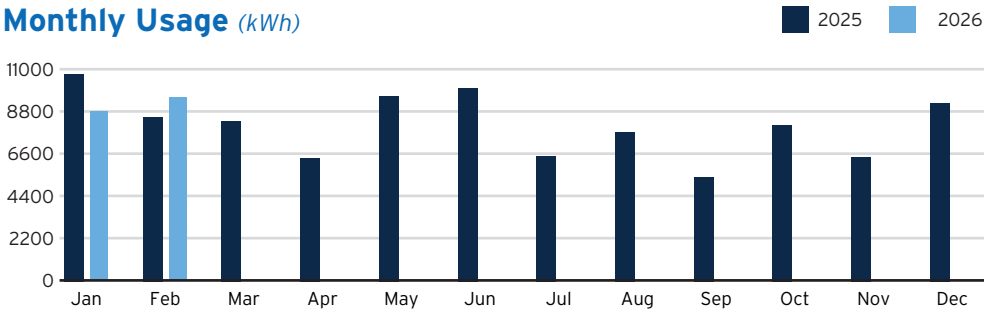
**Your Locations With The Highest Usage**

- 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225 **5,042 KWH**
- 6924 KING CREEK DR, RUSKIN, FL 33573-0217 **2,301 KWH**




Scan here to interact with your bill online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://TampaElectric.com/Safety) for more safety tips.



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

**Account #:** 321000025825  
**Due Date:** March 20, 2026

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$11,873.86**

**Payment Amount: \$ \_\_\_\_\_**

700500003703

Your account will be drafted on March 20, 2026

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

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

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

## Summary of Charges by Service Address

Account Number: 321000025825

### Energy Usage From Last Month

▲ Increased
 = Same
 ▼ Decreased

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

**Sub-Account Number:** 211017895700

**Amount:** \$3,877.65

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

**Sub-Account Number:** 211018054091

**Amount:** \$1,130.35

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

**Sub-Account Number:** 211020388099

**Amount:** \$1,534.66

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

**Sub-Account Number:** 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	02/04/2026	31,848		31,173		675 kWh	1	29 Days	\$140.10
									<span style="color: green;">▼</span> 10.7%

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

**Sub-Account Number:** 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	02/02/2026	96,785		95,431		1,354 kWh	1	31 Days	\$240.76
									<span style="color: blue;">▲</span> 8.1%

*Continued on next page* →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill



**Bank Draft**

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



**In-Person**

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



**Mail A Check**

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



**Credit or Debit Card**

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



**Phone**

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

**All Other**

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

### Contact Us

**Online:**

[TampaElectric.com](http://TampaElectric.com)

**Phone:**

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909


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


## Summary of Charges by Service Address


Account Number: 321000025825

### Energy Usage From Last Month

Increased
  Same
  Decreased

<b>Service Address:</b> 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225					<b>Sub-Account Number:</b> 221006361218				
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	02/02/2026	41,517		36,475		5,042 kWh	1	31 Days	<b>\$839.34</b>
									 11.0%


<b>Service Address:</b> 3640 19TH AVE NE, MAIN ENTRY, RUSKIN, FL 33573					<b>Sub-Account Number:</b> 221007463708				
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	02/04/2026	4,991		4,899		92 kWh	1	29 Days	<b>\$37.47</b>
									 54.7%

<b>Service Address:</b> 3640 19TH AVE NE, SIGN, RUSKIN, FL 33573					<b>Sub-Account Number:</b> 221007640941				
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	02/02/2026	1,193		1,120		73 kWh	1	31 Days	<b>\$35.61</b>
									 1.4%

<b>Service Address:</b> 3640 19TH AV NE, CRNR ICON, RUSKIN, FL 33570					<b>Sub-Account Number:</b> 221007706890				
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	02/02/2026	0		0		0 kWh	1	31 Days	<b>\$22.75</b>

<b>Service Address:</b> CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573					<b>Sub-Account Number:</b> 221007832001				
									<b>Amount: \$802.24</b>

<b>Service Address:</b> 4600 W CYPRESS ST, TAMPA, FL 33607					<b>Sub-Account Number:</b> 221008279970				
									<b>Amount: \$2,786.12</b>

<b>Service Address:</b> 6924 KING CREEK DR, RUSKIN, FL 33573-0217					<b>Sub-Account Number:</b> 221008607857				
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	02/02/2026	37,319		35,018		2,301 kWh	1	31 Days	<b>\$427.78</b>
									 16.3%

**Total Current Month's Charges** **\$11,874.83**




**Sub-Account #: 211017895700**  
**Statement Date: 03/03/2026**

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

**Service Period:** 01/07/2026 - 02/04/2026

**Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	1487 kWh @ \$0.03411/kWh	\$50.72
Fixture & Maintenance Charge	77 Fixtures	\$1292.47
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1487 kWh @ \$0.03452/kWh	\$51.33
Storm Protection Charge	1487 kWh @ \$0.00574/kWh	\$8.54
Clean Energy Transition Mechanism	1487 kWh @ \$0.00043/kWh	\$0.64
Storm Surcharge	1487 kWh @ \$0.01230/kWh	\$18.29
Florida Gross Receipt Tax		\$3.32
State Tax		\$271.70
<b>Lighting Charges</b>		<b>\$3,877.65</b>

**Current Month's Electric Charges \$3,877.65**

*Billing information continues on next page →*




**Sub-Account #: 211018054091**  
**Statement Date: 03/03/2026**

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

**Service Period:** 01/03/2026 - 02/02/2026

**Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	480 kWh @ \$0.03411/kWh	\$16.37
Fixture & Maintenance Charge	8 Fixtures	\$138.00
Lighting Pole / Wire	8 Poles	\$262.96
Lighting Fuel Charge	480 kWh @ \$0.03452/kWh	\$16.57
Storm Protection Charge	480 kWh @ \$0.00574/kWh	\$2.76
Clean Energy Transition Mechanism	480 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	480 kWh @ \$0.01230/kWh	\$5.90
Florida Gross Receipt Tax		\$1.07
State Tax		\$33.69
State Tax		\$45.68
<b>Lighting Charges</b>		<b>\$523.21</b>

**Current Month's Electric Charges \$523.21**

*Billing information continues on next page →*




**Sub-Account #: 211018054091**  
**Statement Date: 03/03/2026**

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

**Service Period:** 01/03/2026 - 02/02/2026

**Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	247 kWh @ \$0.03411/kWh	\$8.43
Fixture & Maintenance Charge	13 Fixtures	\$215.93
Lighting Pole / Wire	13 Poles	\$368.16
Lighting Fuel Charge	247 kWh @ \$0.03452/kWh	\$8.53
Storm Protection Charge	247 kWh @ \$0.00574/kWh	\$1.42
Clean Energy Transition Mechanism	247 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	247 kWh @ \$0.01230/kWh	\$3.04
Florida Gross Receipt Tax		\$0.55
State Tax		\$0.64
State Tax		\$0.33
<b>Lighting Charges</b>		<b>\$607.14</b>

**Current Month's Electric Charges \$607.14**

*Billing information continues on next page →*




Sub-Account #: 211020388099  
Statement Date: 03/03/2026

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

**Service Period:** 01/03/2026 - 02/02/2026

**Rate Schedule:** Lighting Service

### Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	570 kWh @ \$0.03411/kWh	\$19.44
Fixture & Maintenance Charge	30 Fixtures	\$498.30
Lighting Pole / Wire	31 Poles	\$877.92
Lighting Fuel Charge	570 kWh @ \$0.03452/kWh	\$19.68
Storm Protection Charge	570 kWh @ \$0.00574/kWh	\$3.27
Clean Energy Transition Mechanism	570 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	570 kWh @ \$0.01230/kWh	\$7.01
Florida Gross Receipt Tax		\$1.27
State Tax		\$107.52
<b>Lighting Charges</b>		<b>\$1,534.66</b>

**Current Month's Electric Charges \$1,534.66**

*Billing information continues on next page →*



Sub-Account #: 211022240322  
Statement Date: 03/03/2026

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

### Meter Read

**Service Period:** 01/07/2026 - 02/04/2026

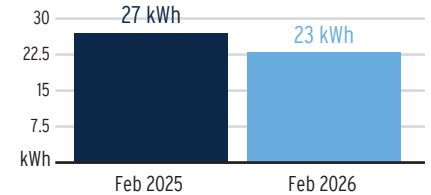
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	02/04/2026	31,848		31,173		675 kWh	1	29 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	675 kWh @ \$0.09202/kWh	\$62.11
Fuel Charge	675 kWh @ \$0.03516/kWh	\$23.73
Storm Protection Charge	675 kWh @ \$0.00568/kWh	\$3.83
Clean Energy Transition Mechanism	675 kWh @ \$0.00418/kWh	\$2.82
Storm Surcharge	675 kWh @ \$0.02121/kWh	\$14.32
Florida Gross Receipt Tax		\$3.23
<b>Electric Service Cost</b>		<b>\$129.18</b>
State Tax		\$10.92
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$140.10</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$140.10**

Billing information continues on next page →



**Sub-Account #: 221006350658**  
**Statement Date: 03/03/2026**

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

### Meter Read

**Service Period:** 01/03/2026 - 02/02/2026

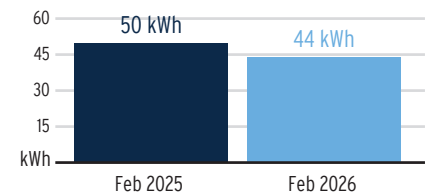
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	02/02/2026	96,785		95,431		1,354 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1,354 kWh @ \$0.09202/kWh	\$124.60
Fuel Charge	1,354 kWh @ \$0.03516/kWh	\$47.61
Storm Protection Charge	1,354 kWh @ \$0.00568/kWh	\$7.69
Clean Energy Transition Mechanism	1,354 kWh @ \$0.00418/kWh	\$5.66
Storm Surcharge	1,354 kWh @ \$0.02121/kWh	\$28.72
Florida Gross Receipt Tax		\$6.02
<b>Electric Service Cost</b>		<b>\$240.76</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$240.76**

Billing information continues on next page →



**Sub-Account #: 221006361218**  
**Statement Date: 03/03/2026**

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

### Meter Read

**Service Period:** 01/03/2026 - 02/02/2026

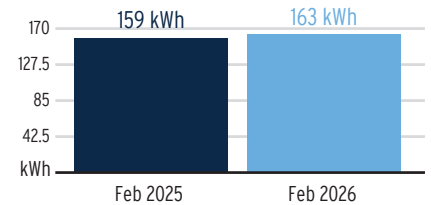
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	02/02/2026	41,517		36,475		5,042 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	5,042 kWh @ \$0.09202/kWh	\$463.96
Fuel Charge	5,042 kWh @ \$0.03516/kWh	\$177.28
Storm Protection Charge	5,042 kWh @ \$0.00568/kWh	\$28.64
Clean Energy Transition Mechanism	5,042 kWh @ \$0.00418/kWh	\$21.08
Storm Surcharge	5,042 kWh @ \$0.02121/kWh	\$106.94
Florida Gross Receipt Tax		\$20.98
<b>Electric Service Cost</b>		<b>\$839.34</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$839.34**

Billing information continues on next page →



Sub-Account #: 221007463708  
Statement Date: 03/03/2026

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

### Meter Read

**Service Period:** 01/07/2026 - 02/04/2026

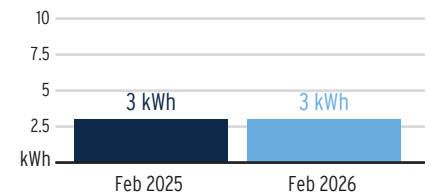
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	02/04/2026	4,991		4,899		92 kWh	1	29 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	92 kWh @ \$0.09202/kWh	\$8.47
Fuel Charge	92 kWh @ \$0.03516/kWh	\$3.23
Storm Protection Charge	92 kWh @ \$0.00568/kWh	\$0.52
Clean Energy Transition Mechanism	92 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	92 kWh @ \$0.02121/kWh	\$1.95
Florida Gross Receipt Tax		\$0.86
<b>Electric Service Cost</b>		<b>\$34.55</b>
State Tax		\$2.92
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$37.47</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$37.47**

Billing information continues on next page →



Sub-Account #: 221007640941  
Statement Date: 03/03/2026

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

### Meter Read

**Service Period:** 01/03/2026 - 02/02/2026

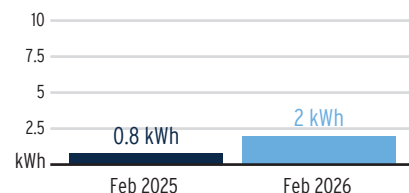
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	02/02/2026	1,193		1,120		73 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	73 kWh @ \$0.09202/kWh	\$6.72
Fuel Charge	73 kWh @ \$0.03516/kWh	\$2.57
Storm Protection Charge	73 kWh @ \$0.00568/kWh	\$0.41
Clean Energy Transition Mechanism	73 kWh @ \$0.00418/kWh	\$0.31
Storm Surcharge	73 kWh @ \$0.02121/kWh	\$1.55
Florida Gross Receipt Tax		\$0.82
<b>Electric Service Cost</b>		<b>\$32.84</b>
State Tax		\$2.77
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$35.61</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$35.61**

Billing information continues on next page →



Sub-Account #: 221007706890  
Statement Date: 03/03/2026

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

### Meter Read

**Service Period:** 01/03/2026 - 02/02/2026

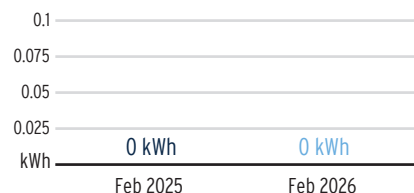
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	02/02/2026	0		0		0 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.98</b>
State Tax		\$1.77
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$22.75</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$22.75**

*Billing information continues on next page →*




**Sub-Account #: 221007832001**  
**Statement Date: 03/03/2026**

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

**Service Period:** 01/03/2026 - 02/02/2026

**Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	304 kWh @ \$0.03411/kWh	\$10.37
Fixture & Maintenance Charge	16 Fixtures	\$265.76
Lighting Pole / Wire	16 Poles	\$453.12
Lighting Fuel Charge	304 kWh @ \$0.03452/kWh	\$10.49
Storm Protection Charge	304 kWh @ \$0.00574/kWh	\$1.74
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.68
State Tax		\$56.21
<b>Lighting Charges</b>		<b>\$802.24</b>

**Current Month's Electric Charges \$802.24**

*Billing information continues on next page →*




**Sub-Account #: 221008279970**  
**Statement Date: 03/03/2026**

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

**Service Period:** 01/03/2026 - 02/02/2026

**Rate Schedule:** Lighting Service

**Charge Details**

	<b>Electric Charges</b>	
	<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>	
Lighting Energy Charge	988 kWh @ \$0.03411/kWh	\$33.70
Fixture & Maintenance Charge	52 Fixtures	\$863.72
Lighting Pole / Wire	52 Poles	\$1472.64
Lighting Fuel Charge	988 kWh @ \$0.03452/kWh	\$34.11
Storm Protection Charge	988 kWh @ \$0.00574/kWh	\$5.67
Clean Energy Transition Mechanism	988 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	988 kWh @ \$0.01230/kWh	\$12.15
Florida Gross Receipt Tax		\$2.21
Franchise Fee		\$158.81
Municipal Public Service Tax		\$6.58
State Tax		\$196.11
<b>Lighting Charges</b>		<b>\$2,786.12</b>

**Current Month's Electric Charges \$2,786.12**

*Billing information continues on next page →*



**Sub-Account #: 221008607857**  
**Statement Date: 03/03/2026**

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

### Meter Read

**Meter Location:** IRR PUMP AND LAKE REFILL WELL

**Service Period:** 01/03/2026 - 02/02/2026

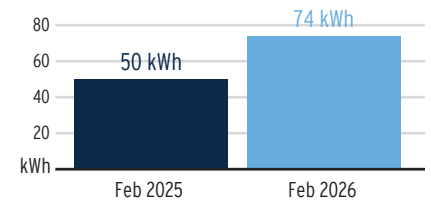
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	02/02/2026	37,319		35,018		2,301 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	2,301 kWh @ \$0.09202/kWh	\$211.74
Fuel Charge	2,301 kWh @ \$0.03516/kWh	\$80.90
Storm Protection Charge	2,301 kWh @ \$0.00568/kWh	\$13.07
Clean Energy Transition Mechanism	2,301 kWh @ \$0.00418/kWh	\$9.62
Storm Surcharge	2,301 kWh @ \$0.02121/kWh	\$48.80
Florida Gross Receipt Tax		\$9.86
<b>Electric Service Cost</b>		<b>\$394.45</b>
State Tax		\$33.33
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$427.78</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$427.78**

**Total Current Month's Charges \$11,874.83**

March 8, 2026  
 Invoice Number: 2432049030826  
 Account Number: **8337 12 028 2432049**  
 Security Code: **2900**  
 Service At: 15231 MILLER CREEK DR  
 SUN CITY CENTER FL 33573

**Auto Pay Notice**

**NEWS AND INFORMATION**

**You've been selected** for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 03/08/26 through 04/07/26  
 details on following pages*

Previous Balance	325.50
Payments Received -Thank You!	-325.50
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	75.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	50.00
Other Charges	31.00
Taxes, Fees and Charges	23.88
Current Charges	\$319.88
<i>YOUR AUTO PAY WILL BE PROCESSED 03/25/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$319.88</b>



**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 08 03092026 NNNNNNNN 01 991961

Cypress Mill POA  
 12906 TAMPA OAKS BLVD STE 100  
 TEMPLE TERRACE FL 33637-1154

March 8, 2026

**Cypress Mill POA**

Invoice Number: 2432049030826  
 Account Number: 8337 12 028 2432049  
 Service At: 15231 MILLER CREEK DR  
 SUN CITY CENTER FL 33573

**Total Due by Auto Pay** **\$319.88**

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186

Cypress Mill POA  
Invoice Number: 2432049030826  
Account Number: 8337 12 028 2432049  
Security Code: 2900

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 DY RP 08 03092026 NNNNNNNN 01 991961

**Charge Details**

Previous Balance		325.50
EFT Payment	02/25	-325.50
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/08/26 will appear on your next bill.

Service from 03/08/26 through 04/07/26

**Spectrum Business™ TV**

Spectrum Business TV		45.00
Spectrum Receivers	2 Receivers at 15.00 each	30.00
		<b>\$75.00</b>

**Spectrum Business™ TV Total \$75.00**

**Spectrum Business™ Internet**

Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Spectrum Business Internet		130.00
Business WiFi		10.00
		<b>\$140.00</b>

**Spectrum Business™ Internet Total \$140.00**

**Spectrum Business™ Voice**

<b>Phone number (813) 938-4474</b>		
Spectrum Business Voice		50.00
		<b>\$50.00</b>

For additional call details,  
please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$50.00**

**Other Charges**

Broadcast TV Surcharge	31.00
Payment Processing	10.00
Auto Pay Discount	-10.00
<b>Other Charges Total</b>	<b>\$31.00</b>

**Taxes, Fees and Charges**

Regulatory Cost Recovery Fee	1.39
State and Local Sales Tax	2.31
Federal Universal Service Fund	3.77
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	15.93
<b>Taxes, Fees and Charges Total</b>	<b>\$23.88</b>

**Current Charges \$319.88**  
**Total Due by Auto Pay \$319.88**

**Billing Information**

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

Continued on the next page....

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

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



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



Cypress Mill POA  
Invoice Number: 2432049030826  
Account Number: 8337 12 028 2432049  
Security Code: 2900

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 DY RP 08 03092026 NNNNNNNN 01 991961

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

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

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

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).

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



Invoice Number: 2432049030826  
Account Number:: 8337 12 028 2432049  
Security Code: **2900**

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

8633 2390 DY RP 08 03092026 NNNNNNNN 01 991961





# INVOICE

**Customer ID:**  
Customer Name:  
Service Period:  
Invoice Date:  
Invoice Number:

**32-00808-93008**  
CYPRESS MILL CLUBHOUSE  
03/01/26-03/31/26  
02/25/2026  
0233963-2206-9

**How to Contact Us**

**Visit [wm.com/MyWM](http://wm.com/MyWM)**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



**Customer Service: (813) 621-3055**

**Your Payment is Due**

**Mar 27, 2026**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due**

**\$781.86**

If payment is received after 03/27/2026: **\$ 801.41**

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
781.86		(781.86)		0.00		781.86		<b>781.86</b>

DETAILS OF SERVICE				
<b>Details for Service Location:</b> Cypress Mill Clubhouse, 15231 Miller Creek Dr, Ruskin FL 33573			<b>Customer ID: 32-00808-93008</b>	
Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	03/01/26		1.00	256.63
4 Yard Dumpster 2X Week	03/01/26		1.00	525.23
<b>Total Current Charges</b>				<b>781.86</b>

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA  
WM - TAMPA  
PO BOX 3020  
MONROE, WI 53566-8320  
(813) 621-3055  
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
02/25/2026	0233963-2206-9	<b>32-00808-93008</b>
Payment Terms	Total Due	Amount
Total Due by 03/27/2026	\$781.86	
If Received after 03/27/2026	\$801.41	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$781.86.

2206000320080893008002339630000007818600000078186 0

I0290C52

CYPRESS MILL CLUBHOUSE  
15231 MILLER CREEK DR  
RUSKIN FL 33573

Remit To: **WM CORPORATE SERVICES, INC.**  
AS PAYMENT AGENT  
PO BOX 4648  
CAROL STREAM, IL 60197-4648

## GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



### AutoPay

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)



### Online

Use [wm.com](http://wm.com) for quick and easy payments



### By Phone

Pay 24/7 by calling 866-964-2729

## HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment Is Due		Your Total Due				
Visit <a href="http://wm.com/MyWM">wm.com/MyWM</a>		10/25/2022		<b>\$123.45</b>				
<small>Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.</small>		<small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.25% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>		<small>If payment is received after 10/25/2022: \$128.45</small>				
Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45
DETAILS OF SERVICE								
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627				Customer ID: 21-51809-22222				
Description	Date	Ticket	Quantity	Amount				
35 Gallon Toner	10/01/22		1.00	88.00				
MN STATE SOLID WASTE TAX 9.75%				25.45				
COUNTY ENVIRONMENTAL CHARGE				123.45				
<b>Total Current Charges</b>								<b>123.45</b>

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

## New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



### Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

### Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

### Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** ([wm.com/mywm](http://wm.com/mywm)).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact <b>WM</b> .		If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <a href="http://wm.com">wm.com</a> or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to [RMCbankruptcy@wm.com](mailto:RMCbankruptcy@wm.com) or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



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

Statement Date: March 09, 2026  
 Agenda Page 169

Amount Due: \$185.50

**Due Date:** March 30, 2026  
**Account #:** 211032557103

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

**Account Summary**

<b>Current Service Period:</b> February 03, 2026 - March 03, 2026	
Previous Amount Due	\$202.77
Payment(s) Received Since Last Statement	-\$202.77
<b>Current Month's Charges</b>	<b>\$185.50</b>
<b>Amount Due by March 30, 2026</b>	<b>\$185.50</b>

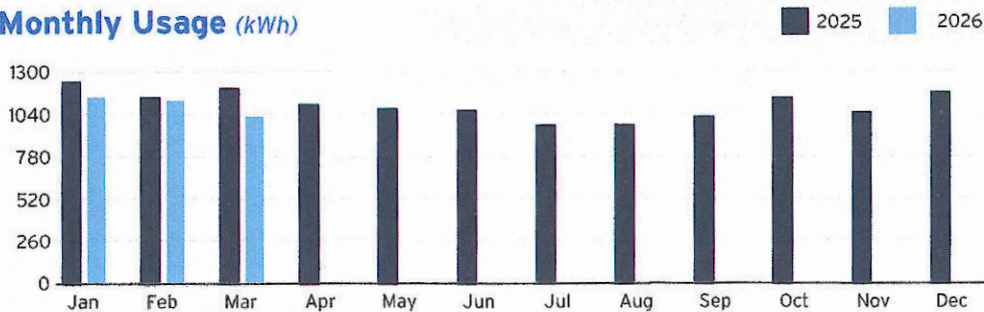
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

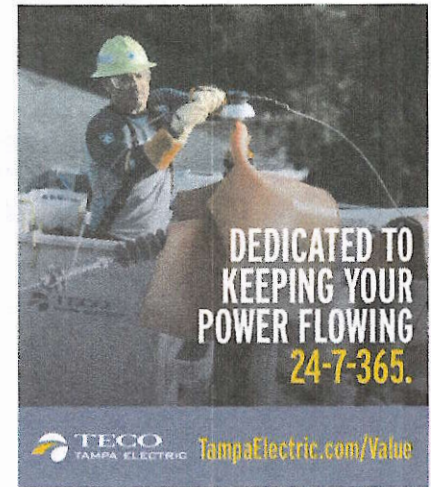
- Your average daily kWh used was **7.89% lower** than the same period last year.
- Your average daily kWh used was **2.78% lower** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



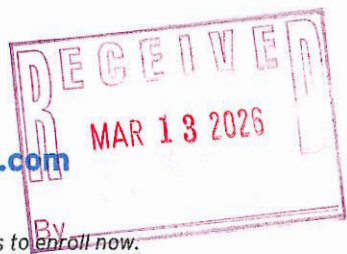
Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



**Account #:** 211032557103  
**Due Date:** March 30, 2026

Amount Due: \$185.50

**Payment Amount:** \$ \_\_\_\_\_

605705656187

Your account will be drafted on March 30, 2026

00004028 FTECO103092623490010 00000 03 00000000 18677 006

CYPRESS MILL COMMUNITY DEVELOPMENT  
 2005 PAN AM CIRCLE SUITE 300  
 TAMPA, FL 33607-6008

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

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

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

Account #: 211032557103  
Statement Date: March 09, 2026  
Charges Due: March 30, 2026

## Meter Read

**Meter Location:** LIFT STATION

**Service Period:** Feb 03, 2026 - Mar 03, 2026

**Rate Schedule:** General Service - Non Demand

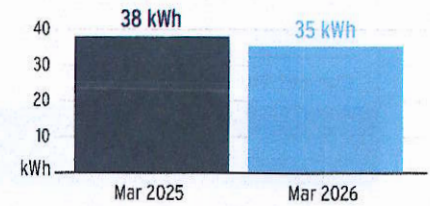
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851610	03/03/2026	80,122	79,100		1,022 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,022 kWh @ \$0.09202/kWh	\$94.04
Fuel Charge	1,022 kWh @ \$0.03516/kWh	\$35.93
Storm Protection Charge	1,022 kWh @ \$0.00568/kWh	\$5.80
Clean Energy Transition Mechanism	1,022 kWh @ \$0.00418/kWh	\$4.27
Storm Surcharge	1,022 kWh @ \$0.02121/kWh	\$21.68
Florida Gross Receipt Tax		\$4.64
<b>Electric Service Cost</b>		<b>\$185.50</b>

**Total Current Month's Charges \$185.50**

## Avg kWh Used Per Day



## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://TampaElectric.com/BizSave).

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: March 09, 2026  
Agenda Page 171

Amount Due: \$29.36

**Due Date:** March 30, 2026

**Account #:** 211029203471

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

**Account Summary**

<b>Current Service Period:</b> February 03, 2026 - March 03, 2026	
Previous Amount Due	\$31.54
Payment(s) Received Since Last Statement	-\$31.54
<b>Current Month's Charges</b>	<b>\$29.36</b>
<b>Amount Due by March 30, 2026</b>	<b>\$29.36</b>

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

**Your Energy Insight**

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

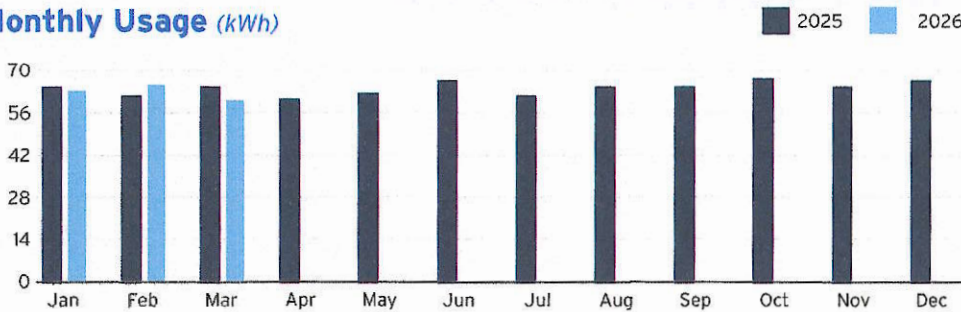
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

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**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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



**Account #:** 211029203471

**Due Date:** March 30, 2026

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$29.36

Payment Amount: \$ \_\_\_\_\_

673606592195

Your account will be drafted on March 30, 2026

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

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

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





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

Account #: 211029203471  
Statement Date: March 09, 2026  
Charges Due: March 30, 2026

## Meter Read

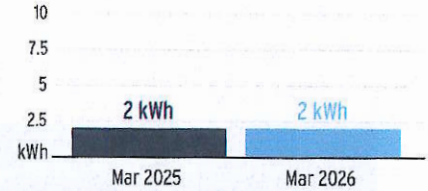
**Service Period:** Feb 03, 2026 - Mar 03, 2026      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851313	03/03/2026	1,918	1,858	60 kWh	1	29 Days

## Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	60 kWh @ \$0.09202/kWh	\$5.52
Fuel Charge	60 kWh @ \$0.03516/kWh	\$2.11
Storm Protection Charge	60 kWh @ \$0.00568/kWh	\$0.34
Clean Energy Transition Mechanism	60 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	60 kWh @ \$0.02121/kWh	\$1.27
Florida Gross Receipt Tax		\$0.73
<b>Electric Service Cost</b>		<b>\$29.36</b>

## Avg kWh Used Per Day



## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://TampaElectric.com/BizSave).

**Total Current Month's Charges \$29.36**

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- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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

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

Statement Date: March 09, 2026

Amount Due: \$1,365.31

**Due Date:** March 30, 2026

**Account #:** 211030331113

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

**Account Summary**

<b>Current Service Period:</b> February 03, 2026 - March 03, 2026	
Previous Amount Due	\$1,435.26
Payment(s) Received Since Last Statement	-\$1,435.26
<b>Current Month's Charges</b>	<b>\$1,365.31</b>
<b>Amount Due by March 30, 2026</b>	<b>\$1,365.31</b>

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

**Your Energy Insight**

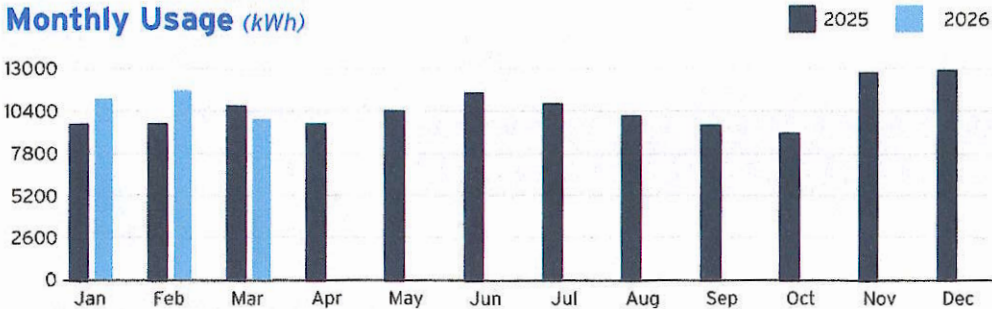
- Your average daily kWh used was **.29% higher** than the same period last year.
- Your peak billing demand was **0% higher** than the same period last year.



Scan here to view your account online.



**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



**Account #:** 211030331113

**Due Date:** March 30, 2026

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,365.31

Payment Amount: \$ \_\_\_\_\_

661260961000

Your account will be drafted on March 30, 2026

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

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

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

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

Account #: 211030331113  
Statement Date: March 09, 2026  
Charges Due: March 30, 2026

## Meter Read

**Service Period:** Feb 03, 2026 - Mar 03, 2026

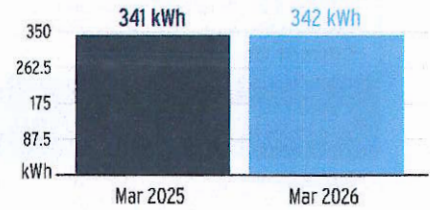
**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000755286	03/03/2026	62,223	52,311	9,912 kWh	1	29 Days
1000755286	03/03/2026	31.82	0	31.82 kW	1	29 Days

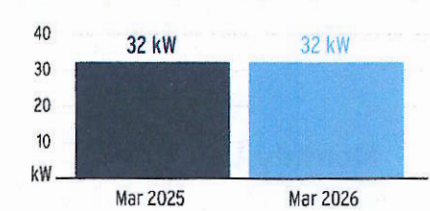
## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	32 kW @ \$19.06000/kW	\$609.92
Energy Charge	9,912 kWh @ \$0.00815/kWh	\$80.78
Fuel Charge	9,912 kWh @ \$0.03516/kWh	\$348.51
Capacity Charge	32 kW @ \$0.72000/kW	\$23.04
Storm Protection Charge	32 kW @ \$2.02000/kW	\$64.64
Energy Conservation Charge	32 kW @ \$0.79000/kW	\$25.28
Environmental Cost Recovery	9,912 kWh @ \$0.00072/kWh	\$7.14
Clean Energy Transition Mechanism	32 kW @ \$1.15000/kW	\$36.80
Storm Surcharge	9,912 kWh @ \$0.01035/kWh	\$102.59
Florida Gross Receipt Tax		\$34.13
<b>Electric Service Cost</b>		<b>\$1,365.31</b>

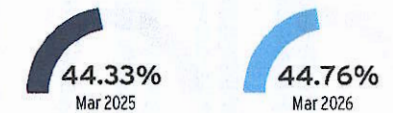
## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

**Total Current Month's Charges \$1,365.31**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

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- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-11
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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00004028-0008745-Page 10 of 12



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

Statement Date: March 09, 2026

Amount Due: \$2,698.63

Due Date: March 30, 2026


Account #: 221008949291

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

**Account Summary**

<b>Current Service Period:</b> February 03, 2026 - March 03, 2026	
Previous Amount Due	\$2,698.63
Payment(s) Received Since Last Statement	-\$2,698.63
<b>Current Month's Charges</b>	<b>\$2,698.63</b>
<b>Amount Due by March 30, 2026</b>	<b>\$2,698.63</b>

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



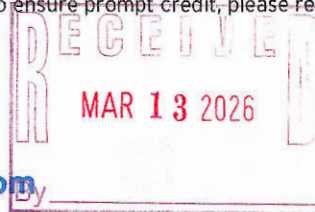
Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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



Account #: 221008949291

Due Date: March 30, 2026

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due:	\$2,698.63
Payment Amount:	\$ _____

653853605424

Your account will be drafted on March 30, 2026

00004030 FTECO103092623490010 00000 03 00000000 18679 002

CYPRESS MILL COMMUNITY DEVELOPMENT  
 PH3-MILLER CREEK-KING CREEK SOLAR  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

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

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

00004030-0008751-Page 1 of 4



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

Account #: 221008949291  
 Statement Date: March 09, 2026  
 Charges Due: March 30, 2026

**Service Period:** Feb 03, 2026 - Mar 03, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**

**Important Messages**

**Storm Surcharge Ends in September, Lowering Electric Costs**

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).



**Electric Charges**

**Lighting Service Items LS-2 (Bright Choices) for 29 days**

Lighting Energy Charge	\$0.00
Monthly Charge	\$2698.63
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00

**Lighting Charges** **\$2,698.63**

**Total Current Month's Charges**

**\$2,698.63**

00004930-0008751-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

**Ways To Pay Your Bill**



**Bank Draft**

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**In-Person**

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



**Mail A Check**

**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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**Credit or Debit Card**

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



**Phone**

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

**All Other**

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

**Contact Us**

**Online:**

[TampaElectric.com](http://TampaElectric.com)

**Phone:**

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: April 08, 2026  
 Agenda Page 177

**Amount Due: \$1,116.13**

**Due Date:** April 29, 2026  
**Account #:** 211030331113

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


**Account Summary**

<b>Current Service Period:</b> March 04, 2026 - April 01, 2026	
Previous Amount Due	\$1,365.31
Payment(s) Received Since Last Statement	-\$1,365.31
<b>Current Month's Charges</b>	<b>\$1,116.13</b>
<b>Amount Due by April 29, 2026</b>	<b>\$1,116.13</b>

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

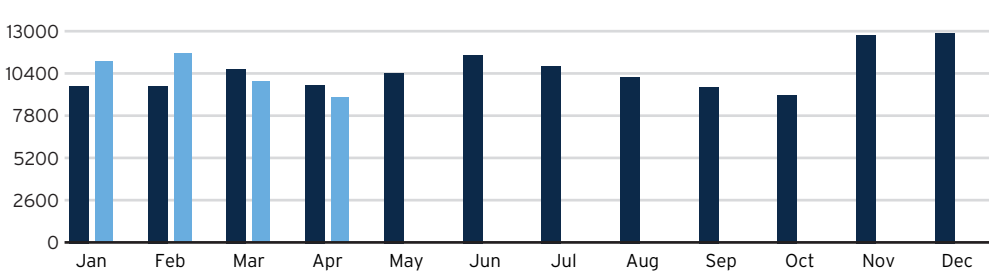
**Your Energy Insight**

- Your average daily kWh used was **6.67% lower** than the same period last year.
- Your peak billing demand was **7.69% lower** than the same period last year.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

**TECOaccount.com**



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

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211030331113  
**Due Date:** April 29, 2026

**Amount Due: \$1,116.13**

**Payment Amount:** \$ \_\_\_\_\_

690890483277  
 Your account will be drafted on April 29, 2026

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

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

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



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

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

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

**Rate Schedule:** General Service Demand - Standard

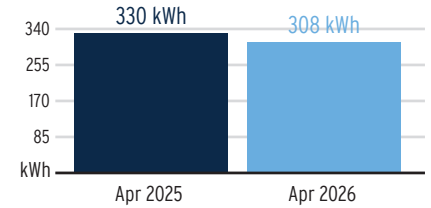
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000755286	04/01/2026	71,160		62,223		8,937 kWh	1	29 Days
1000755286	04/01/2026	24.08		0		24.08 kW	1	29 Days

## Charge Details

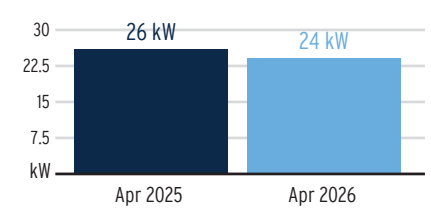
⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	24 kW @ \$19.06000/kW	\$457.44
Energy Charge	8,937 kWh @ \$0.00815/kWh	\$72.84
Fuel Charge	8,937 kWh @ \$0.03516/kWh	\$314.22
Capacity Charge	24 kW @ \$0.72000/kW	\$17.28
Storm Protection Charge	24 kW @ \$2.02000/kW	\$48.48
Energy Conservation Charge	24 kW @ \$0.79000/kW	\$18.96
Environmental Cost Recovery	8,937 kWh @ \$0.00072/kWh	\$6.43
Clean Energy Transition Mechanism	24 kW @ \$1.15000/kW	\$27.60
Storm Surcharge	8,937 kWh @ \$0.01035/kWh	\$92.50
Florida Gross Receipt Tax		\$27.90
<b>Electric Service Cost</b>		<b>\$1,116.13</b>

**Total Current Month's Charges \$1,116.13**

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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

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

# CYPRESS MILL CDD

## DISTRICT CHECK REQUEST

<b>Today's Date</b>	<u>3/5/2026</u>
<b>Check Total</b>	<u>\$7,214.63</u>
<b>Payable To</b>	<u>Cypress Mill CDD</u>
<b>Check Amount</b>	<b><u>\$2,692.11</u></b>
<b>Check Description</b>	<u>Series 2018 - FY 26 Tax Dist. ID 765 03/05/2026</u>
<b>Code TO</b>	<u>200-103200-1000</u>
<b>Check Amount</b>	<b><u>\$2,487.93</u></b>
<b>Check Description</b>	<u>Series 2020 - FY 26 Tax Dist. ID 765 03/05/2026</u>
<b>Code To</b>	<u>201-103200-1000</u>
<b>Check Amount</b>	<b><u>\$2,034.59</u></b>
<b>Check Description</b>	<u>Series 2023 - FY 26 Tax Dist. ID 765 03/05/2026</u>
<b>Code To</b>	<u>202-103200-1000</u>
<b>Special Instructions</b>	<u>Please mail DS Check with directional letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

*Jonathan Sciortino*

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Authorization

