



Cypress Mill Community Development District

June 11, 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



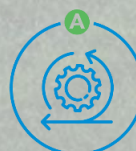
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cypress Mill Community Development District

Board of Supervisors

Jason Robare, Chairman
John Zanicos, 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
Brian Mitchell, On-Site Manager
Kareen Baker, District Admin

Regular Meeting Agenda

Thursday, June 11, 2026, at 9:30 a.m.

The Regular Meeting of the **Cypress Mill Community Development District** will be held on **June 11, 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 May 2026 Field Inspection
- B. Playground Surfacing Proposals
 - i. Inframark
 - ii. Playmore #3501 – Option 1
 - iii. Playmore #3502 – Option 2
- C. District Counsel
- D. District Manager
- E. District Engineer
- F. Onsite-Site Manager

5. BUSINESS ITEMS

- A. Removal of Checks for Renting of the Room at the Clubhouse
- B. Patrol Request Proposal
 - i. Officer Jeremy Fields

6. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of May 14, 2026, Regular Meeting
- B. Review of Financial Snapshot as of May 12, 2026

C. Approval of April 2026 Check Register with Invoices

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. AUDIENCE COMMENTS

9. ADJOURNMENT

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



Cypress Mill CDD May 2026

Monday, 18 May 2026

Prepared For Board Of Supervisors

20 Issues Identified

20 Issues Incomplete

Issue 1

Assigned To: Outstanding

Playground repairs

Pavers on pool deck damaged

Issue 2

Assigned To: Inframark Maintenance

Basketball Park / Amenity Area

Observations:

Electrical outlet is missing a protective cover.

Rust observed at the top of the sunshade structure.

Park benches show signs of rust and paint deterioration.

Recommendations:

Install proper cover on electrical outlet to maintain safety and weather protection.

Treat and repaint rusted areas on the sunshade structure to prevent further deterioration.

Sand, treat, and repaint park benches to restore appearance and prolong lifespan.

Continue routine inspections of park amenities and structures for maintenance needs.



Issue 3

Assigned To: Inframark Maintenance

Amenity Center – East Side Deck

Observations:

Split/damaged wood observed on the deck area located on the east side of the Amenity Center.

Recommendations:

Repair or replace split wood sections to maintain safety and structural integrity.



Issue 4

Assigned To: Board/ Inframark Maintenance

Amenity Center – East Side

Observations:

Broken curbing observed on the east side of the Amenity Center.

Recommendations:

Repair or replace damaged curbing to restore appearance and prevent further deterioration.



Issue 5

Assigned To: Steadfast/ Inframark Maintenance

Greenleaf Bay St & Miller Creek Dr – Island Area

Dead Jasmine present within the island landscape bed.
Landscape light observed in the middle of the field/landscape area.

Recommendations:

Remove dead Jasmine and replace as needed to restore landscape appearance.
Inspect and properly secure or relocate landscape light as appropriate to ensure functionality and safety.
Continue routine monitoring and maintenance of the island landscape area.



Issue 6

Assigned To: Steadfast
Perimeter Pool Deck

Observations:

Dead plant material present within landscape beds west side of pool.

Recommendations:

Remove dead plant material to improve appearance and maintain cleanliness around the pool area.

Issue 7

Assigned To: Steadfast

Observations:

Turf is stressed, with areas appearing in decline.

Missing plantings observed within surrounding landscape beds.

Tree stakes are still present and may require removal depending on establishment.

Weeds present within playground landscape areas.

Crack weeds observed along hardscape surfaces.

Recommendations:

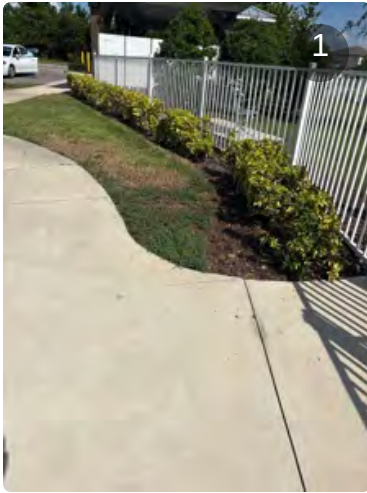
Evaluate turf conditions and implement corrective measures such as irrigation adjustment, fertilization, or replacement as needed.

Replace missing plantings to restore landscape continuity.

Inspect staked trees and remove or adjust stakes as appropriate for proper establishment.

Treat and remove weeds within landscape beds and playground areas.

Treat crack weeds along hardscape surfaces to maintain a clean and safe appearance.



Issue 8

Assigned To: Steadfast

Clubhouse – Rear Landscape Area

Observations:

Recently replaced plantings behind the clubhouse are establishing well and appear healthy.

Recommendations:

Continue routine monitoring to ensure successful establishment of new plantings.



Issue 9

Assigned To: Steadfast

Playground Area – Tree Bed

Observations:

Arboricola plantings around the tree are sparse and requires infill to improve coverage and appearance.

Recommendations:

Fill in arboricola around the tree to restore full landscape coverage and uniform appearance.

Continue monitoring plant health following installation.



Issue 10

Assigned To: Steadfast
Camp Island Dr – South Side

Observations:

Crepe Myrtle trees on the south side have a significant amount of dead branches present.

Recommendations:

Prune and remove dead branches to improve tree health, structure, and appearance.

Inspect trees for any additional signs of stress or disease and address as needed.

Continue routine monitoring and seasonal pruning as required.



Issue 11

Assigned To: Steadfast
Camp Island Dr – North Side

Observations:

Weeds present along landscape beds on the north side of Camp Island Drive.

Recommendations:

Treat and remove weeds within landscape beds to restore a clean and maintained appearance.

Continue routine monitoring and follow-up treatments as needed to prevent regrowth.



Issue 12

Assigned To: Steadfast

Camp Island Dr & Beth Shields Way – Shrub Beds

Observations:

Torpedo grass present and spreading within shrub beds.

Recommendations:

Treat torpedo grass with appropriate selective herbicide to control and prevent further spread.

Remove heavy infestations manually if needed to support treatment effectiveness.

Continue follow-up monitoring and spot treatments to maintain control within shrub areas.



Issue 13

Assigned To: Steadfast

Miller Creek Dr – Monument Area

Observations:

Weeds present behind the annual planting beds at the monument.

Recommendations:

Treat and remove weeds behind the annuals to maintain a clean and maintained monument area.

Continue routine monitoring and follow-up maintenance to prevent regrowth.



Issue 14

Assigned To: Steadfast

Miller Creek Dr – East of Greenleaf Bay St

Observations:

Invasive plant species observed within landscape areas along Miller Creek Dr.

Recommendations:

Remove and/or treat invasive plantings to prevent further spread and maintain landscape integrity.

Monitor the area for regrowth and perform follow-up treatments as needed.

Issue 15

Assigned To: Total Pressure

Pool Area

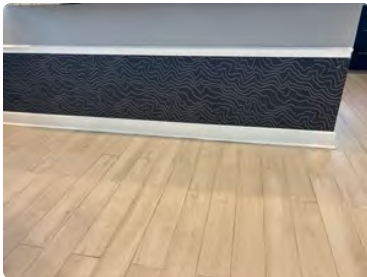
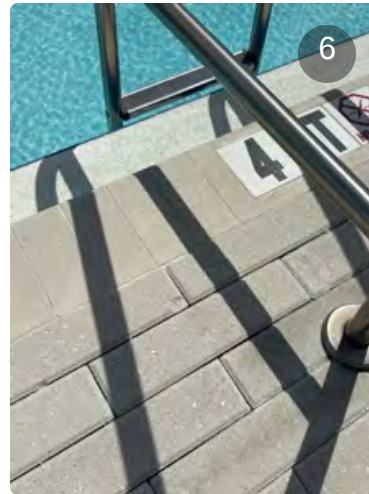
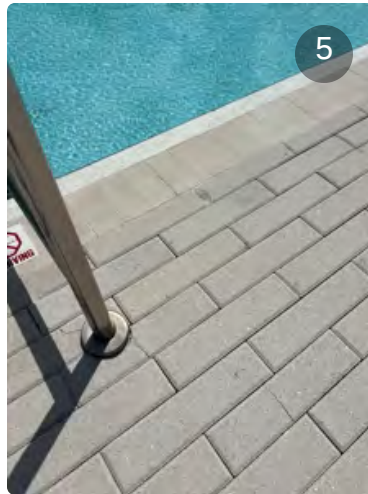
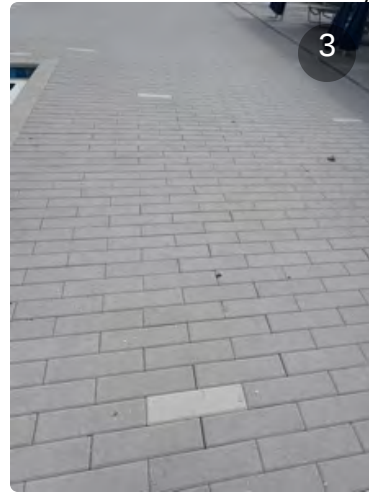
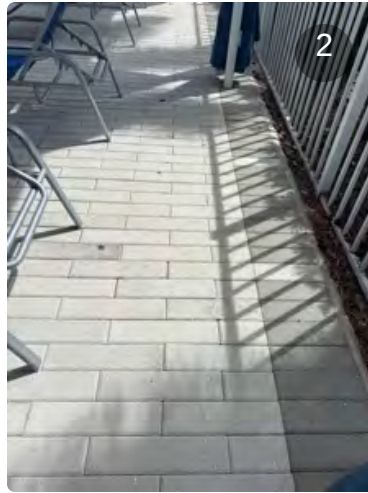
Observations:

Broken pavers observed within the pool deck area.

Recommendations:

Document and identify all broken or loose pavers throughout the pool deck.

Repair or replace damaged pavers to restore a safe, even walking surface.



Issue 16

Assigned To: Inframark Maintenance

Clubhouse – Interior Trim (Quarter Round)

Observations:

Quarter round trim within the clubhouse shows wear and requires cleaning and paint touch-up.

Recommendations:

Clean and repaint quarter round trim to restore a clean, finished interior appearance.

Inspect adjacent trim areas for additional scuffing or wear and address as needed.

Issue 17

Amenity Center – Ladies Restrooms

Observations:

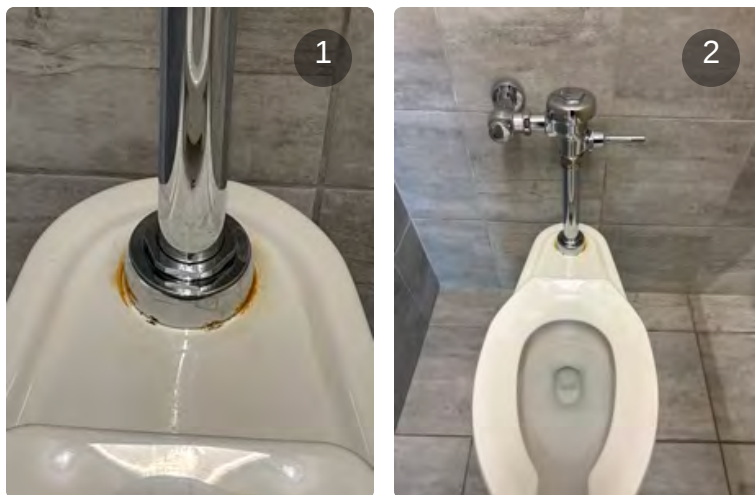
Rust observed within each restroom stall in the ladies restroom.

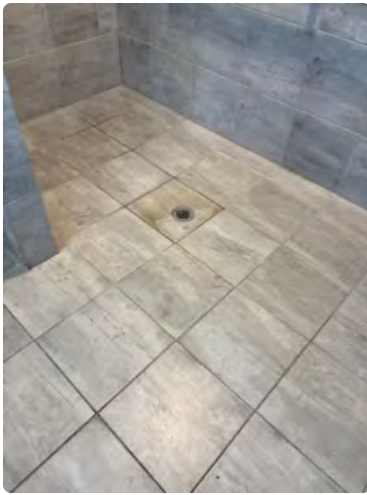
Recommendations:

Clean and treat rusted areas to prevent further deterioration.

Replace affected stall components as needed to restore appearance and maintain facility standards.

If needed replace parts that are rusted.





Issue 18

Assigned To: Onsite/Janpro
Amenity Center – Men's Restroom

Observations:

Shower stall floor shows staining and buildup requiring cleaning.

Recommendations:

Thoroughly clean shower stall floor to remove staining and restore sanitary conditions.

Evaluate need for periodic deep cleaning to prevent recurring buildup and maintain restroom standards.



Issue 19

Assigned To: Total Pressure
Pool Patio Deck

Observations:

Defective tile observed on the pool patio deck area.

Recommendations:

Inspect and identify all defective or loose tiles.

Repair or replace damaged tiles to restore a safe and even walking surface.

Issue 20

Assigned To: Inframark Maintenance

Playground Area



Observations:

Safety cones remain in place marking an unsafe area within the playground.

Recommendations:

Remove cones once the area is confirmed safe for use, or provide corrective action if hazards are still present.

PLAYGROUND SURFACING PROPOSAL

PREPARED FOR INFRAMARK - CDD / HOA COMMUNITY PLAYGROUND



EXECUTIVE RECOMMENDATION ADA PLAYGROUND SAFETY TURF SYSTEM

Best balance of premium appearance, accessibility, drainage performance, fall-height safety and lower long-term maintenance.

PROJECT AREA 4,125 SF

Approximate playground surfacing area

Scope: remove existing mulch, prep base, install selected safety surfacing, edging, transitions and cleanup.

THREE BOARD-READY OPTIONS

RUBBER MULCH

\$54,500

\$13.21 / SF

RECOMMENDED

SAFETY TURF

\$85,500

\$20.73 / SF

RUBBER TILE

\$118,500

\$28.73 / SF

SAFETY. QUALITY. COMMUNITY.

A board-readable playground surfacing proposal designed for safety, accessibility, longevity and resident experience.

SURFACING OPTIONS SNAPSHOT

LARGE-FONT BOARD COMPARISON

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Options

OPTION 1 ADA ENGINEERED RUBBER MULCH



\$54,500

Budget-friendly safety upgrade

- Lowest initial investment
- Strong drainage
- Impact absorbing
- Easy refresh over time

OPTION 2 ADA PLAYGROUND SAFETY TURF SYSTEM RECOMMENDED



\$85,500

Recommended best overall value

- Premium amenity appearance
- Shock-pad fall protection
- ADA accessible
- Low maintenance - no loose fill

OPTION 3 FULL COMMERCIAL RUBBER TILE SYSTEM



\$118,500

Premium unitary safety surface

- Highest durability
- Smooth ADA surface
- Individual tile repair
- No loose material

SAFETY. QUALITY. COMMUNITY.

A board-readable playground surfacing proposal designed for safety, accessibility, longevity and resident experience.

OPTION 1 - ADA ENGINEERED RUBBER MULCH

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Option 1

BUDGET-CONSCIOUS SAFETY SURFACE UPGRADE



WHY THIS OPTION WORKS

Best for communities seeking a practical safety improvement at the lowest upfront cost.

This option upgrades the existing play area with recycled rubber nuggets while maintaining strong drainage, impact absorption and color flexibility.

INSTALLATION SYSTEM

- Remove existing mulch and dispose off-site
- Prepare subgrade and drainage
- Install geotextile fabric as needed
- Place and level rubber mulch to required depth
- Install edge containment and final cleanup

TOTAL INVESTMENT

\$54,500

Approx. \$13.21 / SF based on 4,125 SF

Best fit: cost-sensitive upgrade with manageable maintenance requirements.

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OPTION 2 - ADA PLAYGROUND SAFETY TURF SYSTEM

Recommended

RECOMMENDED BALANCE OF APPEARANCE, SAFETY AND MAINTENANCE



RECOMMENDED

BEST OVERALL VALUE

Engineered playground turf system with compacted base, shock pad, turf and infill.

- Premium clean amenity appearance
- Shock pad fall-height protection
- Firm ADA accessible surface
- No loose fill migration
- Lower routine maintenance

SYSTEM COMPONENTS

- 1 Compacted aggregate base
- 2 Shock-absorbing pad
- 3 Playground synthetic turf

TOTAL INVESTMENT

\$85,500

Approx. \$20.73 / SF

SAFETY. QUALITY. COMMUNITY.

A board-readable playground surfacing proposal designed for safety, accessibility, longevity and resident experience.

OPTION 3 - FULL COMMERCIAL RUBBER TILE SYSTEM Agenda Page 23

Option 3

PREMIUM UNITARY SAFETY SURFACE



PREMIUM LONG-TERM SYSTEM

Commercial interlocking rubber tiles create a smooth, durable and highly accessible playground safety surface. This is the premium unitary option for communities prioritizing durability, wheelchair access and a clean commercial appearance.

INSTALLATION SYSTEM

- Remove existing mulch and prepare subgrade
- Install flat compacted base as required
- Install interlocking rubber tile system
- Secure perimeter and transitions
- Final cleanup and inspection

TOTAL INVESTMENT

\$118,500

Approx. \$28.73 / SF based on 4,125 SF

Best fit: premium appearance, unitary accessibility and long-term durability.

SAFETY. QUALITY. COMMUNITY.

A board-readable playground surfacing proposal designed for safety, accessibility, longevity and resident experience.

PROJECT SCOPE, PRICING AND NEXT STEPS

TURNKEY COMMUNITY PLAYGROUND SURFACING PROPOSAL

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Scope

TURNKEY SCOPE OF WORK

Pre-construction coordination and site protection
Removal and disposal of existing mulch/surfacing
Subgrade preparation and drainage adjustments
Base system installation as required by selected option
Installation of selected safety surfacing system
Edging, transitions, final grading and cleanup

MATERIAL VISUALS



Rubber Mulch



Safety Turf



Rubber Tile

Final colors and specific product selections can be confirmed prior to ordering.

INVESTMENT SUMMARY

OPTION	DESCRIPTION	TOTAL	PRICE / SF
1	Rubber Mulch	\$54,500	\$13.21
2	Safety Turf	\$85,500	\$20.73
3	Rubber Tile	\$118,500	\$28.73

NEXT STEPS

Select preferred surfacing option
Confirm color selections
Verify final fall-height requirements
Confirm lead time and schedule
Proceed with material procurement

Final pricing subject to site verification and material availability.

SAFETY. QUALITY. COMMUNITY.

A board-readable playground surfacing proposal designed for safety, accessibility, longevity and resident experience.



STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "Client" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without

limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;

- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety. Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

Agreed to: _____ (please initial)

conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all

circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation,

Agreed to: _____ (please initial)

surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY*

DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Agreed to: _____ (please initial)

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Legal Department

Client:
Cypress Mill Community Development District
2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a

party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: _____ (please initial)

350-2162

Equipment Manufacturer



350-2162A



350-2162

Equipment Manufacturer



350-2162A





PLAYWORLD SYSTEMS, INC.

1000 Buffalo Road
Lewisburg, PA
17837-9795 USA

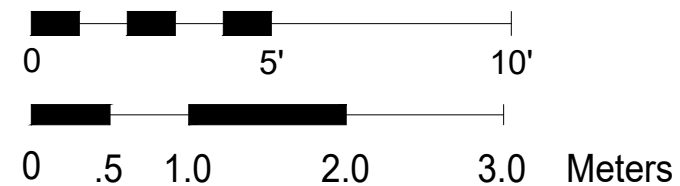
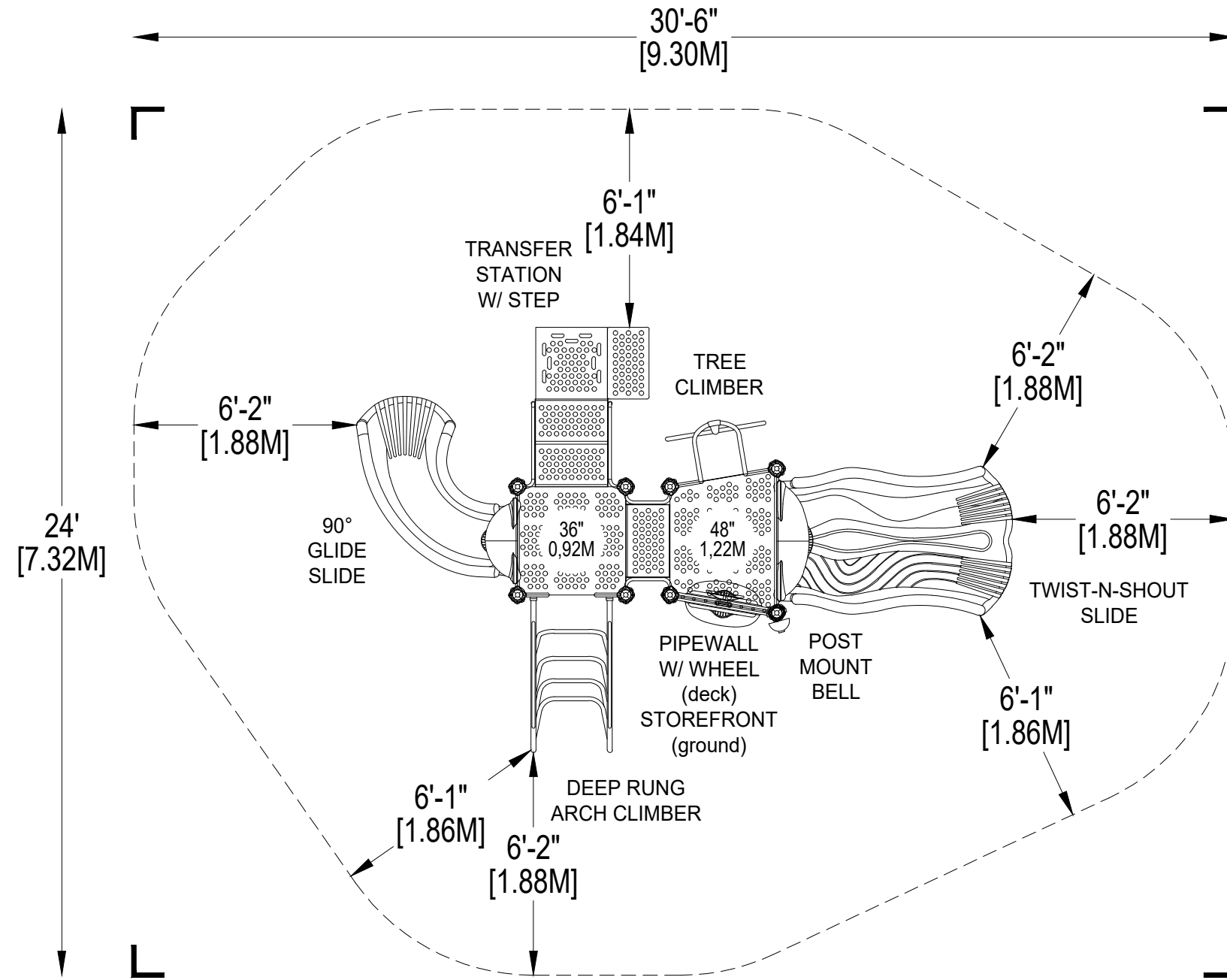
EQUIPMENT SIZE:
18'2" x 11'9" x 9'5"
5,54M x 3,58M x 2,87M

USE ZONE:
30'6" x 24'0"
9,30M x 7,32M

AREA: **574 SqFt.** PERIMETER: **87'2"**
53,32 SqM. 26,57M

FALL HEIGHT:
4 Ft.
1,22M

USER CAPACITY: **25** AGE GROUP: **2-12**



350-2162
CATALOG PRE-DESIGN

ADA SCHEDULE	Total Elevated Play Activities: 5		
	Total Ground-Level Play Activities: 2		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	3	2	2
Provided	5	2	2

- ASTM F1487-25
- CPSC #325



PROJECT NO:
350-2162A

SCALE:
1/4"=1'-0"

DRAWN BY:
M. MERTZ

Paper Size

DATE:
05-FEB-25

B



#EST3501

Bill To
 Inframark
 501 S. Faulkenburg Road, Unit C-3
 Tampa FL 33619

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

Proposal Date 6/1/2026	Project Manager Kurt Halter
----------------------------------	---------------------------------------

Title: Cypress Mills CDD Opt 1
Memo:

		Terms	
		Due w/ Order	
Quantity	Description	Unit Price	Total Extended
1	Playworld Challengers 350-2162	\$22,000.00	\$22,000.00
1	Freight Playworld	\$4,597.50	\$4,597.50
1	Receive and Unload Deliveries	\$1,500.00	\$1,500.00
1	Play Equipment Installation	\$7,700.00	\$7,700.00
35	Engineered Wood Fiber Per CY	\$35.00	\$1,225.00
1	Freight EWF	\$1,000.00	\$1,000.00
1	EWF Installation Per CY	\$3,000.00	\$3,000.00
1	Removal of Existing Equipment	\$5,250.00	\$5,250.00
1	Disposal of Existing Equipment	\$1,875.00	\$1,875.00
1	Engineered Drawings	\$1,875.00	\$1,875.00
1	Building Permit & Administration **Building Permit and Administrative Processing Fees** This section outlines the fees associated with building permits and administrative processing. These fees are designed to cover the costs of reviewing, approving, and managing applications to ensure compliance with local regulations and standards.	\$2,575.00	\$2,575.00
1	Osceola County Surtax - 1.5% on first \$5,000	\$75.00	\$75.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$52,672.50
		Tax	\$1,393.50
		Total	\$54,066.00

Accepted By
 Printed Name: _____ Signature: _____ Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING. PO/Reference #: _____ **THANK YOU!**

	<p style="text-align: center;">6300 Metro Plantation Road Fort Myers, FL 33966</p> <p style="text-align: center;">(239) 791-2400 (239) 791-2401 fax (888) 886-3757 toll free</p>	<h1 style="text-align: center;">Standard Terms and Conditions</h1>
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General Terms

Acceptance of this proposal, quotation, contract, purchase order, or authorization to proceed constitutes acceptance of all terms and conditions contained herein.

- Prices are valid for thirty (30) days unless otherwise noted. After thirty (30) days, prices are subject to change without notice.
- Add 10% to the total project price if Prevailing Wages are required and not specifically included in the proposal.
- Add 3% to the total project price if Payment and Performance Bonds are required and not specifically included in the proposal.
- Add 2% to the total project price if participation in an OCIP or CCIP program is required and not specifically included in the proposal.
- Sales tax will be charged unless a valid Sales Tax Exemption Certificate is provided prior to invoicing.
- All colors, options, layouts, and selections must be approved in writing. Playmore shall not be responsible for discrepancies resulting from verbal approvals or selections.
- Installation, site work, demolition, grading, drainage, permits, engineering, surveys, utility locates, testing, or other related work are not included unless specifically stated in the proposal.
- If customer or others perform installation, all equipment must be installed in accordance with manufacturer instructions, ASTM standards, CPSC guidelines, applicable codes, and industry standards.

Warranties

Playmore warrants equipment, surfacing, and installation workmanship for a period of one (1) year from the date of substantial completion unless otherwise stated in writing.

Any applicable manufacturer warranties extending beyond one year shall remain in effect in accordance with the manufacturer's warranty terms and conditions. Manufacturer warranty claims shall be processed directly through the manufacturer. Playmore assumes no responsibility for manufacturer warranties beyond its one-year workmanship warranty.

Normal wear, abuse, vandalism, misuse, improper maintenance, unauthorized repairs, acts of nature, or damage caused by others are excluded from warranty coverage.

Playground Surfacing

All playground equipment shall be installed over safety surfacing in compliance with applicable ASTM standards and current CPSC guidelines.

If customer or others elect to install equipment or surfacing contrary to manufacturer recommendations, ASTM standards, CPSC guidelines, or applicable codes, customer assumes all responsibility and liability associated with such installation, including any resulting claims, injuries, or litigation.

Installation Standard Services Include (As Required)

- Shipping coordination and receiving instructions
- Pre-installation site meeting
- Public utility locate request through Sunshine 811
- Delivery and movement of new equipment on-site
- Equipment layout
- Installation in accordance with manufacturer instructions
- General jobsite cleanup (debris left on-site unless otherwise noted)
- Post-installation walkthrough

Installation Customer Responsibilities

Unless specifically included in the proposal, customer responsibilities include:

- Site plans and surveys
- Site preparation, grading, drainage, and earthwork
- Removal of existing equipment or site improvements
- Private utility locates
- Dumpster and debris disposal
- Accepting deliveries and unloading equipment

- Providing staging and storage areas
- Site security
- Site access for equipment and personnel

Building Permits

Required building permits are the responsibility of the Owner and/or Contractor. If a building permit is required for the project, a permit coordination fee equal to 5% of the total project price will be added unless already included in the proposal.

All zoning, planning, health department, environmental, architectural, HOA, and other jurisdictional reviews, permits, approvals, site plans, surveys, engineering documents, and supporting materials required for permitting are the responsibility of others unless specifically stated otherwise in the proposal.

If signed and sealed engineered drawings are required, additional charges may apply unless specifically included in the proposal.

Equipment and materials will not be released for vendor fabrication until all required building permits have been obtained unless Playmore has received a fully executed Early Manufacturing Release & Risk Acknowledgment from the customer.

Theft / Vandalism

Customer is responsible for securing the project site, equipment, and materials at all times. Playmore shall not be responsible for theft, vandalism, damage, or loss occurring before final project completion and acceptance.

Any costs associated with replacement equipment, materials, labor, mobilization, delays, or additional services resulting from theft, vandalism, or site damage shall be the responsibility of the customer.

Site Access / Utilities

Customer shall provide and maintain adequate access to the project site for heavy trucks, equipment, deliveries, and personnel throughout the duration of the project.

If access is restricted, limited, or located an unreasonable distance from the installation area, any additional labor, equipment, transportation, staging, handling, or mobilization costs incurred shall be the responsibility of the customer unless specifically included in the proposal.

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Customer is responsible for identifying and marking all private underground utilities and site improvements prior to commencement of work.

Any additional protective measures requested by the customer, including temporary access roads, plywood protection, crane pads, or ground protection systems, shall be at the customer's expense unless specifically included in the proposal.

Rock / Unsuitable Soil / Unknown Conditions

Most installations require excavation and concrete footings below finished grade. Removal of existing surfaces or ground coverings, including but not limited to asphalt, concrete, rubber surfacing, poured-in-place surfacing, wood fiber, sand, gravel, mulch, or other materials interfering with excavation, shall be the responsibility of others unless specifically included in the proposal.

If unforeseen site conditions or underground obstructions are encountered, including but not limited to:

- rock,
- coral,
- unsuitable soils,
- groundwater,
- buried concrete,
- asphalt,
- utilities,
- drainage systems,
- root systems,
- debris,
- or other unknown obstructions,

Any resulting additional labor, equipment, material, engineering, disposal, dewatering, delay, or excavation costs shall be treated as extra work and billed in addition to the original proposal amount.

Additional Responsibilities

Any additional responsibilities, exclusions, clarifications, or assumptions shall be specifically identified in the proposal.



PlayMoreWorryLess™ Playground Warranty and Inspection Program

Playground Installation Warranty

In addition to all applicable manufacturer product warranties, Playmore warrants its installation services for a period of one (1) year from the date of project completion.

During this warranty period, Playmore will, at no cost to the Owner, provide all labor necessary to correct defects resulting from improper installation workmanship.

This warranty does not cover conditions resulting from normal wear and tear, misuse, vandalism, acts of nature, or failure to perform routine maintenance.

Complimentary Playground Inspection Service

For the service life of installed playground equipment, Playmore offers one (1) complimentary annual playground inspection, to be conducted in coordination with an Owner representative.

- Inspections will be performed by a Certified Playground Safety Inspector (CPSI).
- The inspection consists of a visual assessment of the play area to identify potential safety, maintenance, or warranty-related concerns.
- Inspection findings and recommendations are advisory and do not replace the Owner's responsibility for routine maintenance and repairs.

To schedule the annual inspection, please contact Customer Service at (888) 886-3757.

350-2543

Equipment Manufacturer



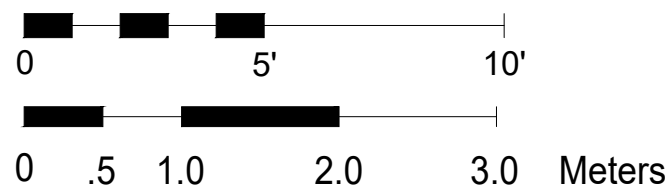
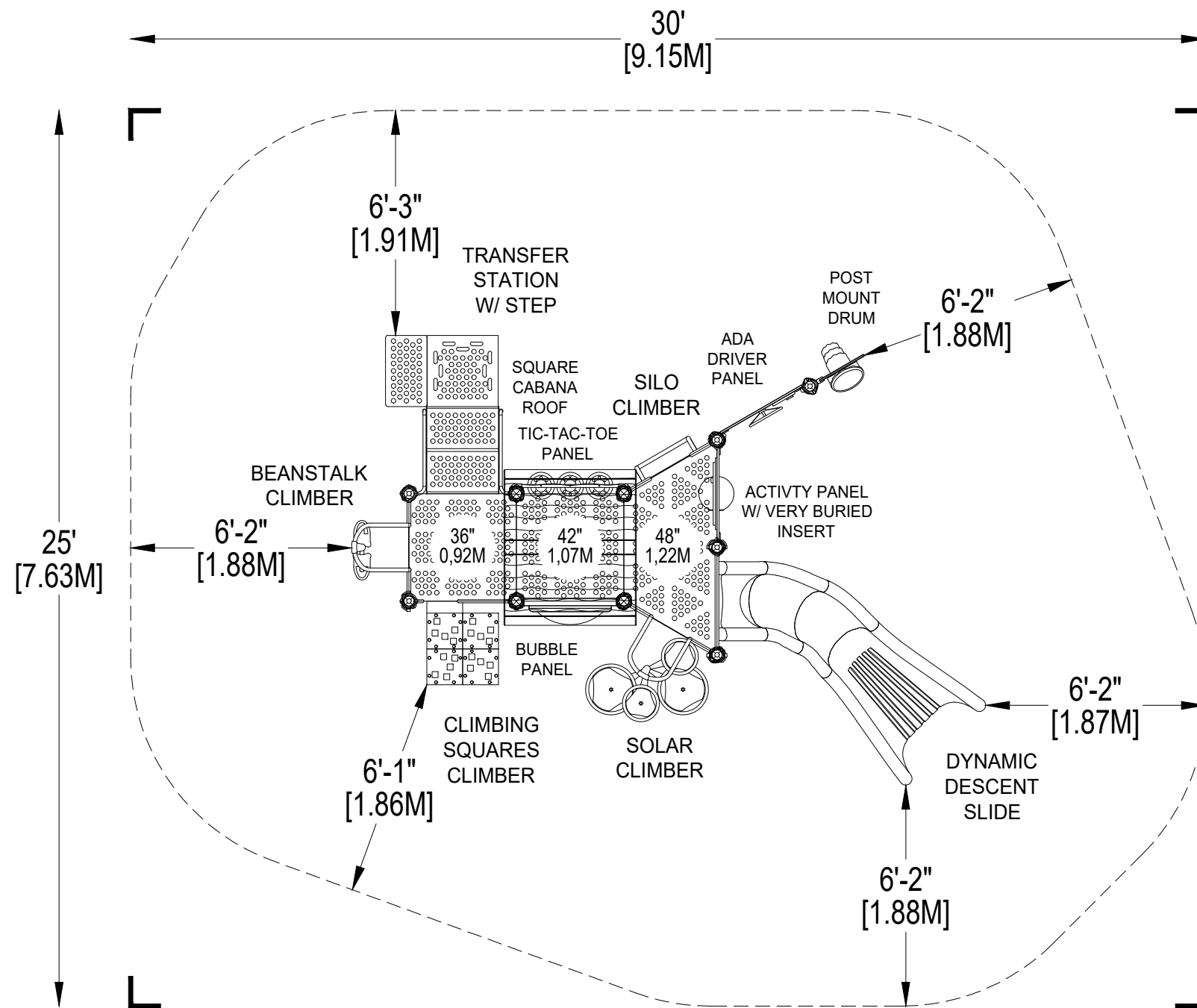
350-2543

Equipment Manufacturer





PLAYWORLD SYSTEMS, INC.
 1000 Buffalo Road
 Lewisburg, PA
 17837-9795 USA



EQUIPMENT SIZE:
17'8" x 12'7" x 9'5"
 5,39M x 3,83M x 2,87M

USE ZONE:
30'0" x 25'0"
 9,15M x 7,63M

AREA: **628 SqFt.** PERIMETER: **91'5"**
 58,34 SqM. 27,86M

FALL HEIGHT:
4 Ft.
 1,22M

USER CAPACITY: **27** AGE GROUP: **2-5**

ADA SCHEDULE	Total Elevated Play Activities: 7		
	Total Ground-Level Play Activities: 2		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	4	2	2
Provided	7	2	2

ASTM F1487-25
 CPSC #325



PROJECT NO:
350-2543

SCALE:
1/4"=1'-0"

DRAWN BY:
M. MERTZ

Paper Size

DATE:
24-MAR-25

B

*PLAYGROUND SUPERVISION REQUIRED

350-2543
 CATALOG PRE-DESIGN



#EST3502

Bill To
 Inframark
 501 S. Faulkenburg Road, Unit C-3
 Tampa FL 33619

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

Proposal Date	Project Manager
6/1/2026	Kurt Halter

Title: Cypress Mills CDD Opt 2
Memo:

			Terms
			Due w/ Order
Quantity	Description	Unit Price	Total Extended
1	Playworld Challengers 350-2543	\$34,000.00	\$34,000.00
1	Freight Playworld	\$4,597.50	\$4,597.50
1	Receive and Unload Deliveries	\$1,500.00	\$1,500.00
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1	Osceola County Surtax - 1.5% on first \$5,000	\$75.00	\$75.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$69,717.50
		Tax	\$2,113.50
		Total	\$71,831.00

Accepted By
 Printed Name: _____ Signature: _____ Date: _____

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- root systems,
- debris,
- or other unknown obstructions,

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- Inspection findings and recommendations are advisory and do not replace the Owner's responsibility for routine maintenance and repairs.

To schedule the annual inspection, please contact Customer Service at (888) 886-3757.

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- May 2026

Everyday Tasks

- **Daily opening and closing of amenities facilities**
- **Routine inspections of pool, splash pad, fitness center, dog park, and common areas**
- **Monitoring cleanliness and safety throughout the community**
- **Responding to resident inquiries and amenity-related concerns**
- **Coordinating with vendors and maintenance teams**
- **Ensuring compliance with community and health department standards**

Operations & Maintenance Updates

- **Health Department pool report was received with a Satisfactory rating, confirming the pool and splash pad remain in compliance.**
- **Trained new Amenities Manager from May 18–22.**
- **CDD meeting was successfully held.**

Vendor Site Visits / Services Performed

- **Steadfast contacted to repair broken drip line, repaired same day May 20.**
- **Cooper Pools on site Mondays, Wednesdays and Fridays for scheduled pools maintenance.**
- **ABC Resolutions with Cooper Pools repaired pool tiles May 29.**

Dog Park

- **Replaced the missing locking mechanism on the dog park wide gate.**

Splash Pad

- **Emailed the Health Inspector before and after photos of the splash pad flow meter repair/completion.**

HVAC Service

- **On May 12, contacted Air-Rocs regarding the AC unit in the main room not cooling properly. Vendor responded promptly and completed repairs the same day.**

Projects & Improvements

- **Broken tile repairs was completed in the pool on May 29.**
- **Pool dive for black alga cleaning scheduled for June 2.**
- **Pool grid filters install scheduled for June 5.**

Upcoming Projects & Quotes

- **Awaiting completion of the cabana installation, along with the rewrapping of pool and lounge chairs by Admiral Furniture, with work anticipated to be finalized by the end of May.**

Facilities Usage:

- **Cypress Mill CDD Workshop – May 14th at 6:30 PM**
- **Mermaid Group – Tuesdays and Fridays at 10:00 AM**
- **Two resident clubhouse rentals conducted during the month of May**

Credit Card Purchase Receipt



PO Box 37600
Philadelphia, PA 19101-0600

Order Date: 04/23/2026
Ship Date: 04/24/2026
Invoice Date: 04/23/2026
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 #: 190616512 Invoice #: 48672459 Account #: 10450408

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
999-82639	STPLS STAN VIEW BNDR 3IN WHT		0	\$0.00		\$0.00

THE ITEM ABOVE WILL BE SHIPPED AND BILLED SEPARATELY

901-24571172	LYSOL AIRSANTZ SPRY SFRSH 10OZ		4	\$7.29	each	\$29.16
712-508804	FOLDER SNGL TOP LTR 1/3 AST	Asstd	1	\$16.75	box	\$16.75
901-24377880	PERK 13GL LD DRST WHT FS 100BX		2	\$18.23	box	\$36.46

Your rewards savings of \$7.92 is reflected in the item prices on this invoice



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: 04/23/2026
 Ship Date: 04/24/2026
 Invoice Date: 04/23/2026
 TIN: 04-2896127

Customer PO: savinonangela Order #: 190616512 Invoice #: 48672459 Account #: 10450408

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
-------------	-------------	-------	-------------	-------	------	----------



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://Quill.com/myaccount).

Merchandise Amt	\$82.37
Tax:	\$0.00
Shipping:	Free
This amount has been charged to your credit card:	\$82.37

Credit Card Purchase Receipt



PO Box 37600
Philadelphia, PA 19101-0600

Order Date: 04/23/2026
Ship Date: 04/23/2026
Invoice Date: 04/23/2026
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 #: 190616561 Invoice #: 48668512 Account #: 10450408

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
999-82639	STPLS STAN VIEW BNDR 3IN WHT		4	\$5.37	each	\$21.48

Your rewards savings of \$2.08 is reflected in the item prices on this invoice



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800.982.3400



invoice@quill.com

Check the status of this order and track delivery at Quill.com/my account.

Merchandise Amt \$21.48
Tax: \$0.00
Shipping: Free

**This amount has been charged
to your credit card: \$21.48**



THIS IS A RECEIPT FOR YOUR CREDIT CARD PURCHASE

Pending settlement from your financial institution.



How doers
get more done.

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00051 78041 05/15/26 11:30 AM
SALE CASHIER MONTEZ

071649217210	PADLOCK <A>	13.50N
	ML 4FT COMBO BIKE CABLE LOCK	
736494009914	GATE LATCH <A>	43.98N
	LATCH, GATE KEYLOCK D&D BLK	
071649204159	PADLOCK <A>	28.75N
	ML 2" RESET COMBO LOCK	

	SUBTOTAL	86.23
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$86.23
XXXXXXXXXXXX6112	VISA	
		USD\$ 86.23
AUTH CODE 01174G/1512393		TA
AUTH MODE - ISSUER		
Contactless		
AID A0000000031010	VISA CREDIT	

P.O. #/JOB NAME: CYPRESS MILL
6951 05/15/26 11:30 AM



6951 51 78041 05/15/2026 5646

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/13/2026



PO Box 37600
Philadelphia, PA 19101-0600

Credit Card Purchase Receipt

Order Date: 05/18/2026
Ship Date: 05/18/2026
Invoice Date: 05/18/2026
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: clubhousecypress mil Order #: 191005146 Invoice #: 48960758 Account #: 10450408

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-21000QQ	TOWELS MULTIFOLD PREF ULT 2PLY	White	1	\$37.08	carton	\$37.08
712-2611673	STAINLESS STL CLNR/MAINTNR CT		1	\$38.93	carton	\$38.93
901-64460	PPR TISSUE BATH 2PLY WHITE 605	White	1	\$73.68	carton	\$73.68
901-851609CBR	RECYCLED BLND MPS MED BU		4	\$13.26	each	\$53.04

Your rewards savings of \$5.00 is reflected in the item prices on this invoice



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invoice@quill.com

Check the status of this order and track delivery at Quill.com/my account.

Merchandise Amt \$202.73
Tax: \$0.00
Shipping: Free

This amount has been charged to your credit card: \$202.73



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: 05/18/2026
Ship Date: 05/20/2026
Invoice Date: 05/20/2026
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: clubhousecypress mil Order #: 191017621 Invoice #: 48984911 Account #: 10450408

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-TXLL101	GYM WIPES REFILL 4 PACK		1	\$171.47	carton	\$171.47

Your rewards savings of \$10.22 is reflected in the item prices on this invoice



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800.982.3400



invoice@quill.com

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

Merchandise Amt \$171.47

Tax: \$0.00

Shipping: Free

**This amount has been charged
to your credit card:**

\$171.47



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: 05/18/2026
Ship Date: 05/19/2026
Invoice Date: 05/19/2026
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: clubhousecypress mil Order #: 191017634 Invoice #: 48979486 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						
901-2597606	36X58 LINR 2.0 ML 1C/CT BK		1	\$80.31	carton	\$80.31

Your rewards savings of \$4.78 is reflected in the item prices on this invoice



Always happy to help



800.982.3400



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 \$80.31
Tax: \$0.00
Shipping: Free

**This amount has been charged
to your credit card: \$80.31**



THIS IS A RECEIPT FOR YOUR CREDIT CARD PURCHASE

Pending settlement from your financial institution.

From: Jeremy Fields <fieldsjeremy312@gmail.com>
Sent: Thursday, May 28, 2026 10:57 AM
To: Sanchez, Alba <alba.sanchez@inframark.com>
Subject: Re: Cypress Mill CDD- Patrol request for Proposal

Good Morning,

I don't have a formal proposal, but I can provide you with information and give a breakdown of the job duties that we perform.

I am a State of Florida sworn Law Enforcement Officer with full arrest powers. I am employed with the Florida Highway Patrol, and I have been a Trooper for over 20 years, all in the Tampa Bay area. The benefit of having Law Enforcement on site vs security, I do not have to call law enforcement dispatch and wait for someone to arrive when a crime has been committed in my presence. I can take action immediately and make an arrest if needed. We have worked in previous communities that had issues with gang activity and drug dealing, and other criminal elements. After working in those communities constantly, the criminal activity diminished drastically to virtually none.

While working in those communities, I typically patrolled the neighborhood to deter criminal activity and traffic violations (speeding and failing to stop for stop signs). I keep an eye out for suspicious vehicles and persons. I patrol the pool property to help prevent trespassers and other delinquent activity. By doing so, this protects the investment of the CDD/HOA property to prevent items from being destroyed.

I or another Trooper will be the person who will be on property for the HOA/CDD. By me being the same person who will work in the community, I quickly learn daily and weekly patterns of the residents. I learn what vehicles belong in the neighborhood (I also understand there are visitors and other circumstances for a different vehicle/persons to be at a residence).

I am open to suggestions on what the HOA/CDD would like for me to do when I am in the community (if approved). If they want roving patrols, traffic enforcement, sitting at the community center, or something else, just advise. I also provide a weekly activity report via email to the property manager to provide to the HOA/CDD board members.

I have also found that providing a total number of hours per week to work within the neighborhood works best. That way, no one has a schedule of when I will and will not be on property.

Here is a sample of a few days worth of activity within another community -

7/8/25 1pm-5pm

Sat at community center

Three teenagers vaping in bathroom at community center. Two of the kids were sitting on the bathroom counter when I walked in. All three teenagers do not live in the neighborhood and the person who let them in left (resident). I explained to the teenagers they have to leave when the person who has the key fob leaves and they can't vape inside of the building or at the pool

2 traffic stops for running stop sign

Car door left open in driveway of residence, looked like a possible vehicle burglary. Owner accidentally left car door open and closed it after we spoke.

7/9/25 10am-2pm

Sat at community center

2 traffic stops for running stop sign

Patrolled neighborhood to deter criminal activity and traffic violations

Removed a large piece of metal debris from the neighborhood entrance to prevent vehicle damage

Resident complained about dirt bikes that drive in the neighborhood at different times of the day. I spoke with the resident and advised I had spoken with at least one group of dirt bike riders in the neighborhood and I will keep looking for the other dirt bikes to address the issue.

7/10/25 11am-3pm

Sat at community center

Ran speed enforcement along wild senna blvd

Person on park on bench that appeared to possibly be using narcotics. No narcotics were observed

Truck parked blocking street so no vehicles could drive by. Owner was asked to move the truck and not park blocking the roadway again.

1 traffic stop for running stop sign


The rate of pay is \$100/hr with a 4 hour minimum plus 1 hour travel for a total of 5 hours paid per shift worked. The extra hour of travel covers mileage I have to pay back to the State of Florida while on off-duty police employment, auto insurance, and weekly paperwork I also have to complete.

Thank you,

Jeremy Fields

Sent from my iPhone

On May 28, 2026, at 7:21 AM, Sanchez, Alba <alba.sanchez@inframark.com> wrote:

 **Sanchez, Alba** reacted to your message:

From: Jeremy Fields <fieldsjeremy312@gmail.com>
Sent: Thursday, 28 May 2026 11:20:01
To: Sanchez, Alba <alba.sanchez@inframark.com>
Cc: Five Seat <seat5@cypressmillcdd.com>
Subject: Re: Cypress Mill CDD- Patrol request for Proposal

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good Morning,

I will be able to locate a great fit (State Trooper that has arrest powers) for the Cypress Mill community that will combat the drug and gang activity. I will provide you with a proposal shortly.

Thank You,

Jeremy

Sent from my iPhone

On May 27, 2026, at 10:01 PM, Sanchez, Alba <alba.sanchez@inframark.com> wrote:

Good Morning Officer Fields

Cypress Mill currently has a roaming security guards that the HOA pays for - there was conversation about potential drug and gang activity in the pocket parks where the children play - Can you give me a proposal of rates for an FHP officer for Patrols 3x a week

Cypress Mill CDD location

Cypress Mill Clubhouse, 15231 Miller Creek Drive, Sun City Center, FL 33573

Next meeting is scheduled for

June 11 at 9:30am at our office in Tampa FL

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

Would like to have you or a rep in person or on TEAMS - Please let me know if you can attend

Please do not reply to all in order to avoid a Sunshine Violation

Alba M. Sanchez | LCAM, CMCA, AMS

District Manager

alba.sanchez@inframark.com

813 482-1614 cell

<Outlook-mak3yetl.png>

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

****Please note that all CDD vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

**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, May 14, 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 Zanikos	Vice Chairperson
Anthony Seabrook	Assistant Secretary

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Whitney Sousa	District Counsel
Jason Liggett	Director of Field Operations
Kyle Goldberg	Field Inspection Coordinator
Angela Savion	On-Site Manager

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all in favor, the agenda for the May 14, 2026, meeting was approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments

No audience comments.

39 **FOURTH ORDER OF BUSINESS** **Staff Reports**

40 **A. Inframark April 2026 Field Inspection**

41 Mr. Liggett discussed the Field Inspection report. Ms. Christie Fowler was unable to
42 attend, as she is currently in a training class in Orlando.

43 During the discussion, pending maintenance concerns were highlighted, with the
44 Board expressing that several items have remained unresolved for an extended
45 period. To address this, a tracking system will be implemented to monitor the timeline
46 of all open maintenance actions. This tracker will include regular updates, with one
47 week prior to each meeting between the maintenance administrator and on-site to
48 ensure they are aligned and to prioritize items based on urgency.

49
50 **B. Inframark Amenity Center Playground Inspection**

51 **C. Inframark Pocket Park Playground Inspection**

52 Mr. Kyle Goldberg, an Inframark employee based out of the Celebration office who
53 conducts playground inspections, provided an overview of his recent assessment of
54 the playground equipment. During his evaluation, he identified several structures that
55 would benefit from improvements. As a result, Mr. Goldberg will obtain proposals
56 focused on enhancements appropriate for the 2–5-year-old age group.

57
58 **D. District Counsel**

59 **i. Announcement of New District Counsel**

60 **ii. Reminder of Form 1 Submission**

61 Ms. Sousa introduced herself to the District. She discussed the importance of the
62 Board completing their Form 1 in a timely manner to ensure compliance with
63 applicable requirements.

64
65 **E. District Manager**

66 **i. Information on the Number of Registered Voters – 1,653**

67 Ms. Sanchez stated there were 1,653 registered voters within the District. She noted
68 this is for informational purposes only.

69
70 **F. District Engineer**

71 None.

72
73
74

115 **F. Discussion on Painting of the Front Logo Sign**
116 There was no discussion.

117
118 **SIXTH ORDER OF BUSINESS** **Business Administration**

119 **A. Consideration of the Minutes of April 9, 2026, Regular Minutes**
120

121 On MOTION by Mr. Zankos, seconded by Mr. Robare, with all in
122 favor, the Minutes of the April 9, 2026, Regular Meeting were
123 approved as presented.

124
125 **B. Approval of the March 2026 Check Register with Invoices**
126

127 On MOTION by Mr. Zankos, seconded by Mr. Robare, with all in
128 favor, the March 2026 Check Register with Invoices was approved.

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

132 None.

133
134 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

135 None.

136
137 **TENTH ORDER OF BUSINESS** **Adjournment**

138 There being no further business,

139
140
141 On MOTION by Mr. Zankos, seconded by Mr. Seabrook, with all
142 in favor, the meeting was adjourned at 11:16 a.m.

143
144
145 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 12, 2026

- **Current Cash Balances:**
 - Truist Bank Operating: \$634,302.74
 - Cash in transit, checks issued to Trustee and not being cleared yet.
- **Deposits:**
 - Deposits to open account from TECO, \$8,302.
- **Prepaid:**
 - \$ Steadfast Contractors Alliance Landscape for the month of May 2026 (\$26,249.33) and Trustee fees (\$2,128.05) from October 2026 to March 2027.
- **Audit – FY 2025:**
 - All other preliminary audit files have been provided to Berger.
- **Expenses:**
 - Current expenses make up 73.31% of the annual budget through the end of April 2026, Total expenses for the first 7 months are approximately \$784,742.
- **Assessment collections:**
 - We are 97.83% fully collected on the tax roll.

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100291								
001	04/02/26	TKOT ENTERPRISES LLC	240038	Janitorial April 2026	R&M-General	546001-53970	\$650.00	
							Check Total	<u>\$650.00</u>
CHECK # 100292								
001	04/08/26	INFRAMARK LLC	22	Hourly maint rat	R&M-General	546001-53970	\$255.00	
001	04/08/26	INFRAMARK LLC	1166067	Field Services March 2026	Miscellaneous Maintenance	546922-53908	\$350.00	
001	04/08/26	INFRAMARK LLC	175433	Management fee April 2026	Payroll - Amenities	512305-53970	\$13,000.00	
001	04/08/26	INFRAMARK LLC	175433	Management fee April 2026	Accounting Services	532001-51301	\$772.50	
001	04/08/26	INFRAMARK LLC	175433	Management fee April 2026	Disclosure Report	531142-51301	\$1,050.00	
001	04/08/26	INFRAMARK LLC	175433	Management fee April 2026	District Manager	531150-51301	\$3,536.33	
001	04/08/26	INFRAMARK LLC	1166123	Fence repairs/pressure washing	Miscellaneous Maintenance	546922-53908	\$4,905.00	
							Check Total	<u>\$23,868.83</u>
CHECK # 100293								
001	04/08/26	PHANTOM FITNESS SERVICES	03312026-C	PMI for gym equipment April 2026	R&M-Fitness Equipment	546115-53970	\$1,376.35	
							Check Total	<u>\$1,376.35</u>
CHECK # 100294								
001	04/08/26	ASP POOL AND OUTDOOR SERVICES LLC	30830	pool services with splash pad April 2026	Contracts-Pools	534078-53970	\$1,750.00	
							Check Total	<u>\$1,750.00</u>
CHECK # 100295								
001	04/08/26	STEADFAST CONTRACTORS ALLIANCE	SA-21619	Landscape Contract April 2026	Landscape Maintenance	546300-53908	\$26,249.33	
							Check Total	<u>\$26,249.33</u>
CHECK # 100296								
001	04/08/26	COOPER POOLS INC	644 - FINAL INVOICE	pool repairs April 2026	R&M-Pools	546074-53970	\$6,704.77	
							Check Total	<u>\$6,704.77</u>
CHECK # 100297								
001	04/08/26	SITEX AQUATICS LLC	10890-B	Pond aquatic Maint April 2026	Waterway Management	531085-53908	\$1,096.95	
							Check Total	<u>\$1,096.95</u>
CHECK # 100298								
001	04/08/26	COMPLETE I.T CORP	19666	email account 30GB monthly fee April 2026	Dues, Licenses, Subscriptions	554020-51301	\$99.00	
							Check Total	<u>\$99.00</u>
CHECK # 100299								
001	04/08/26	GRAU AND ASSOCIATES	29222	Arbitrage Services 2020 FY 2/28/26	Auditing Services	532002-51301	\$600.00	
							Check Total	<u>\$600.00</u>
CHECK # 100300								
001	04/08/26	CENTURY FIRE PROTECTION LLC	40014123	Fire Alarm March 2026	R&M-General	546001-53970	\$570.00	
							Check Total	<u>\$570.00</u>
CHECK # 100301								
001	04/15/26	TKOT ENTERPRISES LLC	240987	janitorial services APRIL 2026	R&M-General	546001-53970	\$750.00	
							Check Total	<u>\$750.00</u>
CHECK # 100302								
001	04/15/26	STEADFAST CONTRACTORS ALLIANCE	SA-21305	March wet check 2026	Irrigation Maintenance	546930-53908	\$147.10	
							Check Total	<u>\$147.10</u>
CHECK # 100303								

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	04/15/26	ASP POOL AND OUTDOOR SERVICES LLC	26356-2	BACKWASH HOSE Replacement April 2026	R&M-Pools	546074-53970	\$76.54
Check Total							<u>\$76.54</u>
CHECK # 100304							
001	04/20/26	NATIONAL BUSINESS FURNITURE LLC	QA578453-LES	replacement of furniture damaged by painting accident	Furniture	564058-53970	\$6,177.48
Check Total							<u>\$6,177.48</u>
CHECK # 100305							
001	04/21/26	ER SERVICE & INVESTMENTS LLC	INV00282	repair improper wiring lighting conttol system April 2026	Miscellaneous Maintenance	546922-53908	\$4,350.00
Check Total							<u>\$4,350.00</u>
CHECK # 100306							
001	04/21/26	INFRAMARK LLC	177122	office supplies April 2026	Office Supplies	551002-51301	\$1,365.72
Check Total							<u>\$1,365.72</u>
CHECK # 100307							
001	04/21/26	PHANTOM FITNESS SERVICES	04152026-CM	Recalibration of fitness equipment April 2026	R&M-Fitness Equipment	546115-53970	\$1,649.28
Check Total							<u>\$1,649.28</u>
CHECK # 100308							
001	04/21/26	STRALEY ROBIN VERICKER	28184	legal services April 2026	District Counsel	531146-51401	\$4,042.50
Check Total							<u>\$4,042.50</u>
CHECK # 100309							
001	04/21/26	LANDMARK ENGINEERING & SURVEYING CORP	2220037-12	engineer services April 2026	District Engineer	531147-51301	\$1,237.50
Check Total							<u>\$1,237.50</u>
CHECK # 100310							
001	04/24/26	REPCO L&O PEST CONTROL	229489	repc pest control	Pest Control	531170-53970	\$120.00
Check Total							<u>\$120.00</u>
CHECK # 100311							
001	04/24/26	FLOCK GROUP INC.	INV-92389	Flock safety SOLAR Camera April 2026	Contracts-Security Camera	534036-53970	\$7,150.00
Check Total							<u>\$7,150.00</u>
CHECK # 100312							
001	04/24/26	INFRAMARK LLC	1166502	fence repairs April 2026	Miscellaneous Maintenance	546922-53908	\$800.00
001	04/24/26	INFRAMARK LLC	1166448	porter service April 2026	Miscellaneous Maintenance	546922-53908	\$150.00
Check Total							<u>\$950.00</u>
CHECK # 1929							
001	04/13/26	FAVIAN'S PAINTING GROUP LLC	0139	PAINTING AND SCISSOR LIFT RENTAL	Building Maintenance & Repairs	546925-53970	\$1,130.00
001	04/13/26	FAVIAN'S PAINTING GROUP LLC	0139	PAINTING AND SCISSOR LIFT RENTAL	Building Maintenance & Repairs	546925-53970	\$550.00
Check Total							<u>\$1,680.00</u>
CHECK # 1930							
001	04/17/26	HAROLD ANTHONY SEABROOK	040926-REIMB	R&M GENERAL REIMB	R&M-General	546001-53970	\$34.80
Check Total							<u>\$34.80</u>
CHECK # 1931							
001	04/17/26	JASON ROBARE	040926-REIMB	R&M GENERAL - REIMB	R&M-General	546001-53970	\$34.80
Check Total							<u>\$34.80</u>
CHECK # 1932							
001	04/17/26	JOHN STEVEN ZANIKOS	040926-REIMB	R&M GENERAL REIMB	R&M-General	546001-53970	\$34.80
Check Total							<u>\$34.80</u>

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1933								
001	04/17/26	WILLIAM LEWIS SHARP	040926- REIMB	reimbursement for business travel	Special Events	549052-53970	\$34.80	
							Check Total	\$34.80
CHECK # 1934								
001	04/21/26	REALEX CONSTRUCTION	022526-	installed motion lights/sensors Feb 2026	Building Maintenance & Repairs	546925-53970	\$1,250.00	
							Check Total	\$1,250.00
CHECK # 300116								
001	04/13/26	BOCC	032326-6494-ACH	WATER USAGE March 2026	Utility - Water	543018-53600	\$718.88	
							Check Total	\$718.88
CHECK # 300117								
001	04/09/26	ADP INC	040326-1870- ACH	PAYROLL TAXES APRIL 2026	Payroll Taxes	521004-53970	\$28.20	
							Check Total	\$28.20
CHECK # 300118								
001	04/21/26	TECO	040726-5825-ACH	ELECTRIC	Utility - Electric	543041-53150	\$11,650.28	
							Check Total	\$11,650.28
CHECK # 300119								
001	04/15/26	WASTE MANAGEMENT - ACH	0241814-2206-4-ACH	DISPOSAL DUMPSTER	Utility - Water	543018-53600	\$781.86	
							Check Total	\$781.86
CHECK # 300120								
001	04/29/26	TECO	040826-9291-ACH	Electric 03/04/2026-04/01/2026	Utility - Electric	543041-53150	\$2,698.63	
							Check Total	\$2,698.63
CHECK # 300121								
001	04/29/26	TECO	040826-7103-ACH	Electric 03/04/2026-04/01/2026	Utility - Electric	543041-53150	\$177.72	
							Check Total	\$177.72
CHECK # 300122								
001	04/29/26	TECO	040826-1113-ACH	Electric 03/04/2026-04/01/2026	Utility - Electric	543041-53150	\$1,116.13	
							Check Total	\$1,116.13
CHECK # 300123								
001	04/29/26	TECO	040826-3471-ACH	Electric 03/04/2026-04/01/2026	Utility - Electric	543041-53150	\$29.36	
							Check Total	\$29.36
CHECK # 300124								
001	04/27/26	CHARTER COMMUNICATIONS	2432049040826-ACH	TC & INTERNET SVCS	Dues, Licenses, Subscriptions	554020-51301	\$319.82	
							Check Total	\$319.82
							Fund Total	\$111,571.43

Total Checks Paid	\$111,571.43
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CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ASP POOL AND OUTDOOR SERVICES LLC	4/1/2026	30830	\$1,750.00			pool
CENTURY FIRE PROTECTION LLC	3/31/2026	40014123	\$570.00			fire
INFRAMARK LLC	4/1/2026	175433	\$13,000.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	4/1/2026	175433	\$772.50			ACCT SVCS
INFRAMARK LLC	4/1/2026	175433	\$3,536.33			DIST MGMT
INFRAMARK LLC	3/3/2026	22	\$255.00		\$17,563.83	MANAGEMENT FEE APRIL 2024
STEADFAST CONTRACTORS ALLIANCE	4/1/2026	SA-21619	\$26,249.33			LANDSCAPE MAINT
STRALEY ROBIN VERICKER	4/15/2026	28184	\$4,042.50			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$50,175.66			
Utilities						
BOCC	3/23/2026	032326-6494-ACH	\$718.88			WATER
TECO	2/6/2026	020626-1113-ACH	\$1,435.26			ELECTRIC
TECO	4/7/2026	040726-5825-ACH	\$11,650.28			ELECTRIC
TECO	4/8/2026	040826-9291-ACH	\$2,698.63			Electric 03/04/2026-04/01/2026
TECO	4/8/2026	040826-7103-ACH	\$177.72			Electric 03/04/2026-04/01/2026
TECO	4/8/2026	040826-1113-ACH	\$1,116.13			Electric 03/04/2026-04/01/2026
TECO	4/8/2026	040826-3471-ACH	\$29.36		\$17,107.38	Electric 03/04/2026-04/01/2026
WASTE MANAGEMENT - ACH	3/25/2026	0241814-2206-4-ACH	\$781.86			ELECTRIC
Utilities Subtotal			\$18,608.12			
Regular Services						
ADP INC	4/3/2026	040326-1870-ACH	\$28.20			ADP
ASP POOL AND OUTDOOR SERVICES LLC	4/7/2026	26356-2	\$76.54			pool
COMPLETE IT CORP	4/1/2026	19666	\$99.00			e

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
COOPER POOLS INC	4/2/2026	644 - FINAL INVOICE	\$6,704.77			pool
ER SERVICE & INVESTMENTS LLC	4/15/2026	INV00282	\$4,350.00			electrical
FLOCK GROUP INC.	4/21/2026	INV-92389	\$7,150.00			solar cameras
GRAU AND ASSOCIATES	4/3/2026	29222	\$600.00			arb
HAROLD ANTHONY SEABROOK	4/9/2026	040926-REIMB	\$34.80			R&M- REIMB
INFRAMARK LLC	4/1/2026	175433	\$1,050.00			DISSEMINATION SVCS
INFRAMARK LLC	4/2/2026	1166123	\$4,905.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	3/30/2026	1166067	\$350.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	4/20/2026	177122	\$1,365.72			supplies
INFRAMARK LLC	4/22/2026	1166502	\$800.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	4/21/2026	1166448	\$150.00		\$8,620.72	MANAGEMENT FEE APRIL 2024
JASON ROBARE	4/9/2026	040926-REIMB	\$34.80			R&M GENERAL REIMB
JIREH C&C CLEANING SERVICES LLC	4/15/2026	1051	\$380.00			carpet cleaning
JOHN STEVEN ZANIKOS	4/9/2026	040926-REIMB	\$34.80			R&M GENERAL REIMB
LANDMARK ENGINEERING & SURVEYING CORP	4/15/2026	2220037-12	\$1,237.50			DISTRICT ENGG
NATIONAL BUSINESS FURNITURE LLC	4/9/2026	QA578453-LES	\$6,177.48			payment for replacement of fur
PHANTOM FITNESS SERVICES	3/31/2026	03312026-C	\$1,376.35			gym
PHANTOM FITNESS SERVICES	4/15/2026	04152026-CM	\$1,649.28		\$3,025.63	bike
REPCO L&O PEST CONTROL	4/14/2026	229489	\$120.00			PEST SERVICE
SITEX AQUATICS LLC	4/1/2026	10890-B	\$1,096.95			AQUATIC MAINT.
STEADFAST CONTRACTORS ALLIANCE	3/31/2026	SA-21305	\$147.10			LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	5/1/2026	SA-22577	\$26,249.33		\$26,396.43	LANDSCAPE MAINT
TKOT ENTERPRISES LLC	4/7/2026	240987	\$750.00			CLEAN
TKOT ENTERPRISES LLC	5/1/2026	241413	\$650.00		\$1,400.00	irrigation
WILLIAM LEWIS SHARP	4/9/2026	040926- REIMB	\$34.80			william
Regular Services Subtotal			\$67,602.42			
Additional Services						
FAVIAN'S PAINTING GROUP LLC	3/14/2026	0139	\$1,130.00			PAINTING
FAVIAN'S PAINTING GROUP LLC	3/14/2026	0139	\$550.00	\$1,680.00	\$1,680.00	SCISSOR LIFT RENTAL

CYPRESS MILL CDD						
Summary of Operations and Maintenance Invoices						

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services Subtotal			\$1,680.00			
TOTAL			\$138,066.20			



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

Invoice #30830 04/01/2026
DUE ON 04/15/2026

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
04/01/2026 - 04/30/2026	Pool - Commerical Pool Service - SS (HOA)	1	\$1,750.00	\$1,750.00
	Splash Pad - Commerical Pool Service - SS (HOA)	1	\$0.00	\$0.00
	Subtotal			\$1,750.00
	Taxable Subtotal			\$0.00
	Discount			\$0.00
	Tax			\$0.00
	TOTAL BALANCE DUE			\$1,750.00

Payment Terms:

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

Auto-Pay Enrollment:

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

Customer Portal:

Access your account at: <https://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.

Century Fire Protection, LLC

2450 Satellite Blvd
 Duluth, GA 30096



Bill To

Cypress Mill Community Clubhouse
 15231 Miller Creek Drive
 Sun City Center, FL 33573

Invoice No.	40014123	Service Location	Cypress Mill Community Clubhouse 15231 Miller Creek Drive Sun City Center, FL 33573
Customer PO No.	Cypress Mill		
Invoice For	Inspection Repair Job #46383164 (03/31/2026)		
Transaction Date	3/31/2026		
Due Date	4/30/2026 (Net 30)		

Code	Item	Svc	Qty	Unit Price	Amt
151-FA-Trip Charge	Fire Alarm Trip Charge	AL	1	\$80.00	\$80.00
151-Ext-Labor-R	Extinguisher Labor Regular	EXT	2	\$125.00	\$250.00
151-Ext-Material	10lb ABC 6 year	EXT	4	\$60.00	\$240.00
GRAND TOTAL					\$570.00

Notes

Portable Extinguishers Inspection Repair
 There are deficiencies on the report. Please see the report on the job. - repair
 Deficiency: There are deficiencies on the report. Please see the report on the job.
 Technicians: Joseph Lovejoy, Sara Swartz and Matthew Goulden
 It is very important that payment is received within 30 days in order to prevent an interruption in your life safety services.

Thank you for your business!

Terms & Conditions

LATE PAYMENT CHARGES

Payments are due thirty (30) days after the date of the applicable invoice and, if past due, shall be subject to finance charges at the rate of 1.5% per month or part thereof (or the maximum rate permitted by law, whichever is less), plus any additional costs of administration and collection (including all reasonable attorneys fees and costs incurred by Century Fire Protection LLC). Customer expressly agrees that payment to Century Fire Protection LLC shall not be contingent upon settlement of any insurance claim of Customer.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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
Subtotal					18,358.83

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

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

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

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

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



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

Invoice #22

Issued Mar 03, 2026
Due Apr 02, 2026

Total \$255.00

RECIPIENT:

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

Door to the dock and back porch.

Product/Service	Description	Qty.	Unit Price	Total
Feb 27, 2026				
General Handyman Labor	Hourly labor charge for general handyman services including minor repairs, installations, and maintenance tasks.	3	\$85.00	\$255.00

Total \$255.00

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

Invoice



Steadfast Alliance

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

Date	Invoice #
4/1/2026	SA-21619

**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 April 2026.		0.00		0.00
1	Landscape Maintenance		15,810.00		15,810.00
1	Water Management Program		1,216.00		1,216.00
1	Irrigation Service Maintenance		875.00		875.00
1	Fertilization and Pesticide Program		1,745.00		1,745.00
1	Mulch		3,750.00		3,750.00
1	Annuals		990.00		990.00
1	Plant Replacement		1,863.33		1,863.33

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

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



Hillsborough County Florida

CUSTOMER NAME CYPRESS MILL CDD	ACCOUNT NUMBER 2339396494	BILL DATE 03/23/2026	DUE DATE 04/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 15231 MILLER CREEK DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	02/19/2026	57372	03/20/2026	57748	37600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$113.55
Water Base Charge	\$80.39
Water Usage Charge	\$57.87
Sewer Base Charge	\$194.70
Sewer Usage Charge	\$265.83

Summary of Account Charges

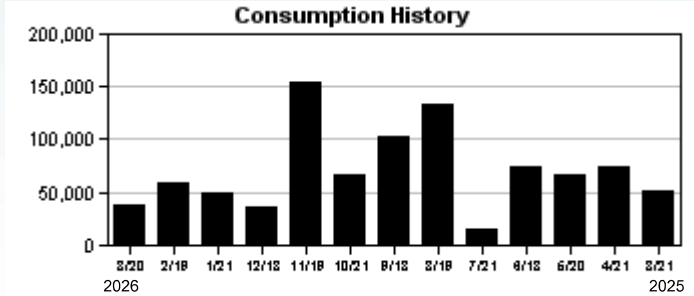
Previous Balance	\$1,006.21
Net Payments - Thank You	\$-1,006.21
Total Account Charges	\$718.88
AMOUNT DUE	\$718.88

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 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.



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 2339396494



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

1637 0

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

DUE DATE	04/13/2026
Auto Pay Scheduled DO NOT PAY	

0023393964947 00000718882





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

Statement Date: February 06, 2026
 Agenda Page 74

Amount Due: \$1,435.26

Due Date: February 27, 2026
Account #: 211030331113

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	\$1,418.91
Payment(s) Received Since Last Statement	-\$1,418.91
Miscellaneous Credits	-\$3.93
Credit balance after payments and credits	-\$3.93
Current Month's Charges	\$1,439.19
Amount Due by February 27, 2026	\$1,435.26

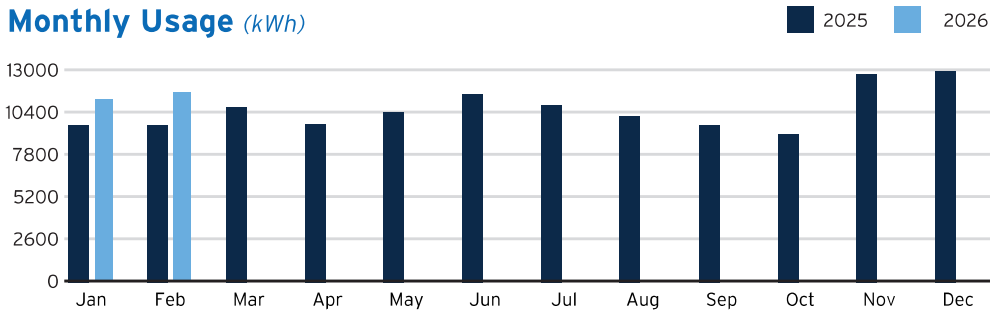
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **14.33% higher** than the same period last year.
- Your peak billing demand was **8.82% 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

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211030331113
Due Date: February 27, 2026

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

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

Amount Due: \$1,435.26

Payment Amount: \$ _____

630396922202

Your account will be drafted on February 27, 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: February 06, 2026
Charges Due: February 27, 2026

Meter Read

Service Period: Jan 03, 2026 - Feb 02, 2026

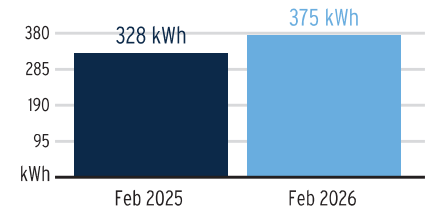
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000755286	02/02/2026	52,311	40,679	11,632 kWh	1	31 Days
1000755286	02/02/2026	30.78	0	30.78 kW	1	31 Days

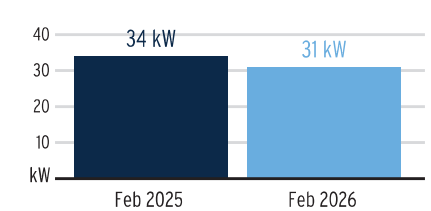
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	31 kW @ \$19.06000/kW	\$590.86
Energy Charge	11,632 kWh @ \$0.00815/kWh	\$94.80
Fuel Charge	11,632 kWh @ \$0.03516/kWh	\$408.98
Capacity Charge	31 kW @ \$0.72000/kW	\$22.32
Storm Protection Charge	31 kW @ \$2.02000/kW	\$62.62
Energy Conservation Charge	31 kW @ \$0.79000/kW	\$24.49
Environmental Cost Recovery	11,632 kWh @ \$0.00072/kWh	\$8.38
Clean Energy Transition Mechanism	31 kW @ \$1.15000/kW	\$35.65
Storm Surcharge	11,632 kWh @ \$0.01035/kWh	\$120.39
Florida Gross Receipt Tax		\$35.98
Electric Service Cost		\$1,439.19

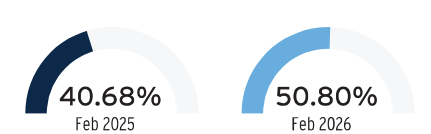
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges \$1,439.19

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$3.93
Total Current Month's Credits	-\$3.93

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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



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

Account #: 211030331113
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



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

Amount Due: \$11,650.28

Due Date: April 21, 2026
Account #: 321000025825

DO NOT PAY. Your account will be drafted on April 21, 2026

Account Summary


Previous Amount Due	\$11,873.86
Payment(s) Received Since Last Statement	-\$11,874.83
Credit Balance After Payments and Credits	-\$0.97
Current Month's Charges	\$11,651.25

Amount Due by April 21, 2026 \$11,650.28

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

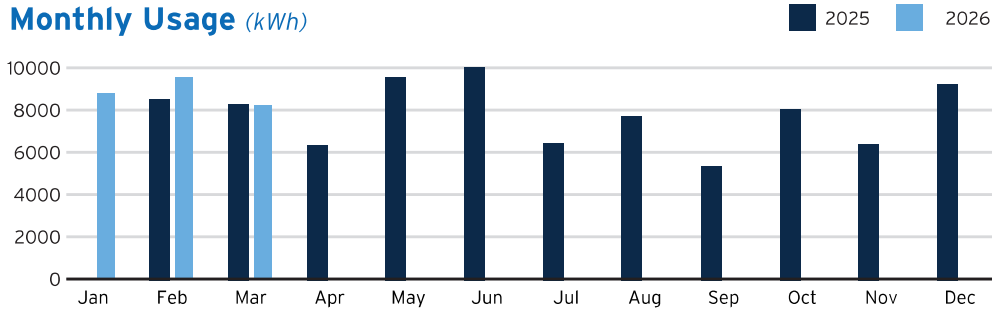
Your Locations With The Highest Usage

- 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225 **3,805 KWH**
- 6924 KING CREEK DR, RUSKIN, FL 33573-0217 **2,167 KWH**



Scan here to interact with your bill online.

Monthly Usage (kWh)



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



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

Account #: 321000025825
Due Date: April 21, 2026

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

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

Amount Due: \$11,650.28

Payment Amount: \$ _____

700125004681

Your account will be drafted on April 21, 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	03/05/2026	32,573		31,848		725 kWh	1	29 Days	\$148.90
									▲ 7.4%

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	03/03/2026	98,155		96,785		1,370 kWh	1	29 Days	\$242.00
									▲ 1.2%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address


Account Number: 321000025825

Energy Usage From Last Month

Increased
 Same
 Decreased


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

Sub-Account Number: 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	03/03/2026	45,322		41,517		3,805 kWh	1	29 Days	\$637.20
									 24.5%


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

Sub-Account Number: 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	03/05/2026	5,069		4,991		78 kWh	1	29 Days	\$35.02
									 15.2%

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

Sub-Account Number: 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	03/03/2026	1,260		1,193		67 kWh	1	29 Days	\$33.09
									 8.2%

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

Sub-Account Number: 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	03/03/2026	0		0		0 kWh	1	29 Days	\$21.29

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

Sub-Account Number: 221007832001

Amount: \$802.24


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

Sub-Account Number: 221008279970

Amount: \$2,786.12

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

Sub-Account Number: 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	03/03/2026	39,486		37,319		2,167 kWh	1	29 Days	\$402.73
									 5.8%

Total Current Month's Charges

\$11,651.25




Sub-Account #: 211017895700
Statement Date: 04/01/2026

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

Service Period: 02/05/2026 - 03/05/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
Lighting Charges		\$3,877.65

Current Month's Electric Charges \$3,877.65

Billing information continues on next page →




Sub-Account #: 211018054091
Statement Date: 04/01/2026

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

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

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
Lighting Charges		\$523.21

Current Month's Electric Charges \$523.21

Billing information continues on next page →




Sub-Account #: 211018054091
Statement Date: 04/01/2026

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

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

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
Lighting Charges		\$607.14

Current Month's Electric Charges \$607.14

Billing information continues on next page →



Sub-Account #: 211020388099
Statement Date: 04/01/2026

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

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

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
Lighting Charges		\$1,534.66

Current Month's Electric Charges \$1,534.66

Billing information continues on next page →



Sub-Account #: 211022240322
Statement Date: 04/01/2026

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

Meter Read

Service Period: 02/05/2026 - 03/05/2026

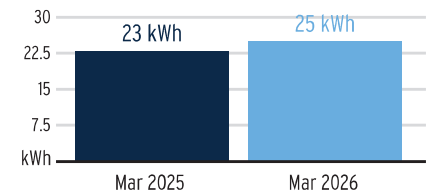
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	03/05/2026	32,573		31,848		725 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	725 kWh @ \$0.09202/kWh	\$66.71
Fuel Charge	725 kWh @ \$0.03516/kWh	\$25.49
Storm Protection Charge	725 kWh @ \$0.00568/kWh	\$4.12
Clean Energy Transition Mechanism	725 kWh @ \$0.00418/kWh	\$3.03
Storm Surcharge	725 kWh @ \$0.02121/kWh	\$15.38
Florida Gross Receipt Tax		\$3.43
Electric Service Cost		\$137.30
State Tax		\$11.60
Total Electric Cost, Local Fees and Taxes		\$148.90

Avg kWh Used Per Day



Current Month's Electric Charges \$148.90

Billing information continues on next page →



Sub-Account #: 221006350658
Statement Date: 04/01/2026

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

Meter Read

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

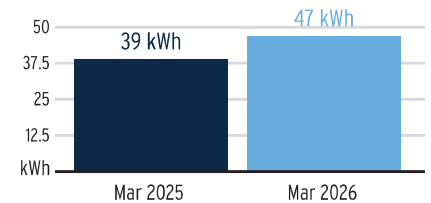
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	03/03/2026	98,155		96,785		1,370 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,370 kWh @ \$0.09202/kWh	\$126.07
Fuel Charge	1,370 kWh @ \$0.03516/kWh	\$48.17
Storm Protection Charge	1,370 kWh @ \$0.00568/kWh	\$7.78
Clean Energy Transition Mechanism	1,370 kWh @ \$0.00418/kWh	\$5.73
Storm Surcharge	1,370 kWh @ \$0.02121/kWh	\$29.06
Florida Gross Receipt Tax		\$6.05
Electric Service Cost		\$242.00

Avg kWh Used Per Day



Current Month's Electric Charges \$242.00

Billing information continues on next page →



Sub-Account #: 221006361218
Statement Date: 04/01/2026

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

Meter Read

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

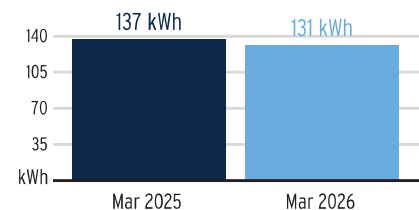
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	03/03/2026	45,322		41,517		3,805 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,805 kWh @ \$0.09202/kWh	\$350.14
Fuel Charge	3,805 kWh @ \$0.03516/kWh	\$133.78
Storm Protection Charge	3,805 kWh @ \$0.00568/kWh	\$21.61
Clean Energy Transition Mechanism	3,805 kWh @ \$0.00418/kWh	\$15.90
Storm Surcharge	3,805 kWh @ \$0.02121/kWh	\$80.70
Florida Gross Receipt Tax		\$15.93
Electric Service Cost		\$637.20

Avg kWh Used Per Day



Current Month's Electric Charges \$637.20

Billing information continues on next page →



Sub-Account #: 221007463708
Statement Date: 04/01/2026

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

Meter Read

Service Period: 02/05/2026 - 03/05/2026

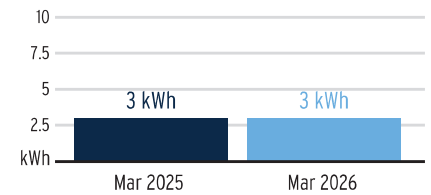
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	03/05/2026	5,069		4,991		78 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	78 kWh @ \$0.09202/kWh	\$7.18
Fuel Charge	78 kWh @ \$0.03516/kWh	\$2.74
Storm Protection Charge	78 kWh @ \$0.00568/kWh	\$0.44
Clean Energy Transition Mechanism	78 kWh @ \$0.00418/kWh	\$0.33
Storm Surcharge	78 kWh @ \$0.02121/kWh	\$1.65
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.29
State Tax		\$2.73
Total Electric Cost, Local Fees and Taxes		\$35.02

Avg kWh Used Per Day



Current Month's Electric Charges \$35.02

Billing information continues on next page →



Sub-Account #: 221007640941
Statement Date: 04/01/2026

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

Meter Read

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

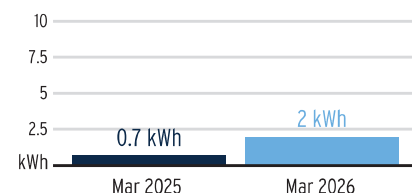
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	03/03/2026	1,260		1,193		67 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	67 kWh @ \$0.09202/kWh	\$6.17
Fuel Charge	67 kWh @ \$0.03516/kWh	\$2.36
Storm Protection Charge	67 kWh @ \$0.00568/kWh	\$0.38
Clean Energy Transition Mechanism	67 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	67 kWh @ \$0.02121/kWh	\$1.42
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.51
State Tax		\$2.58
Total Electric Cost, Local Fees and Taxes		\$33.09

Avg kWh Used Per Day



Current Month's Electric Charges \$33.09

Billing information continues on next page →



Sub-Account #: 221007706890
Statement Date: 04/01/2026

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

Meter Read

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

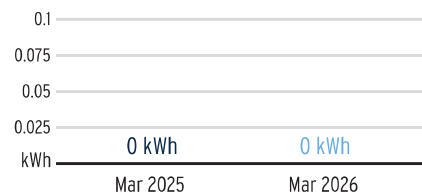
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	03/03/2026	0		0		0 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.63
State Tax		\$1.66
Total Electric Cost, Local Fees and Taxes		\$21.29

Avg kWh Used Per Day



Current Month's Electric Charges \$21.29

Billing information continues on next page →




Sub-Account #: 221007832001
Statement Date: 04/01/2026

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

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

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
Lighting Charges		\$802.24

Current Month's Electric Charges \$802.24

Billing information continues on next page →




Sub-Account #: 221008279970
Statement Date: 04/01/2026

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

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

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
Lighting Charges		\$2,786.12

Current Month's Electric Charges \$2,786.12

Billing information continues on next page →



Sub-Account #: 221008607857
Statement Date: 04/01/2026

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

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

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

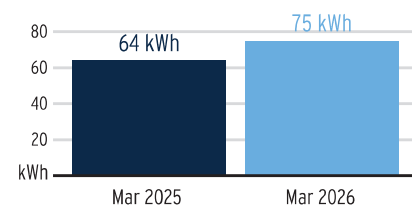
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	03/03/2026	39,486		37,319		2,167 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2,167 kWh @ \$0.09202/kWh	\$199.41
Fuel Charge	2,167 kWh @ \$0.03516/kWh	\$76.19
Storm Protection Charge	2,167 kWh @ \$0.00568/kWh	\$12.31
Clean Energy Transition Mechanism	2,167 kWh @ \$0.00418/kWh	\$9.06
Storm Surcharge	2,167 kWh @ \$0.02121/kWh	\$45.96
Florida Gross Receipt Tax		\$9.28
Electric Service Cost		\$371.35
State Tax		\$31.38
Total Electric Cost, Local Fees and Taxes		\$402.73

Avg kWh Used Per Day



Current Month's Electric Charges \$402.73

Total Current Month's Charges \$11,651.25



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


Amount Due:	\$2,698.63
Due Date: April 29, 2026	
Account #: 221008949291	

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$2,698.63
Payment(s) Received Since Last Statement	-\$2,698.63
Current Month's Charges	\$2,698.63
Amount Due by April 29, 2026	\$2,698.63

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



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TECOaccount.com

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



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

Account #: 221008949291
Due Date: April 29, 2026

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

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

Amount Due:	\$2,698.63
Payment Amount:	\$ _____

608174806339

Your account will be drafted on April 29, 2026

CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

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

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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**

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

Ways To Pay Your Bill

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- Mail A Check Payments:**
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 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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

Amount Due: \$177.72

Due Date: April 29, 2026
Account #: 211032557103

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


Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$185.50
Payment(s) Received Since Last Statement	-\$185.50
Current Month's Charges	\$177.72
Amount Due by April 29, 2026	\$177.72

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

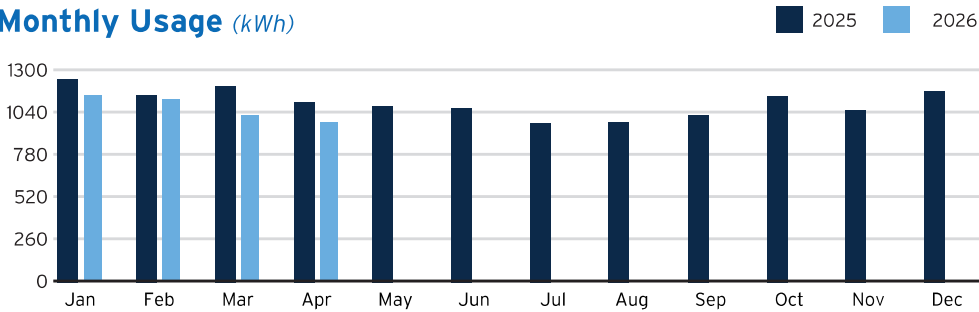

Your Energy Insight

- Your average daily kWh used was **10.53% lower** than the same period last year.
- Your average daily kWh used was **2.86% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

Savings made simple

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

TECOaccount.com

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



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

Account #: 211032557103
Due Date: April 29, 2026

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

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

Amount Due: \$177.72

Payment Amount: \$ _____

667433767678

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

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

Meter Read

Meter Location: LIFT STATION

Service Period: Mar 04, 2026 - Apr 01, 2026

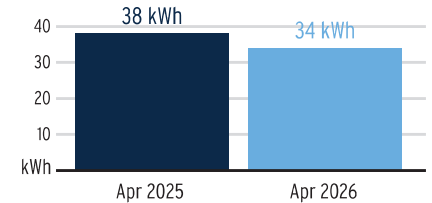
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851610	04/01/2026	81,096		80,122		974 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	974 kWh @ \$0.09202/kWh		\$89.63
Fuel Charge	974 kWh @ \$0.03516/kWh		\$34.25
Storm Protection Charge	974 kWh @ \$0.00568/kWh		\$5.53
Clean Energy Transition Mechanism	974 kWh @ \$0.00418/kWh		\$4.07
Storm Surcharge	974 kWh @ \$0.02121/kWh		\$20.66
Florida Gross Receipt Tax			\$4.44
Electric Service Cost			\$177.72

Avg kWh Used Per Day



Total Current Month's Charges \$177.72

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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



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

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

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$1,365.31
Payment(s) Received Since Last Statement	-\$1,365.31
Current Month's Charges	\$1,116.13
Amount Due by April 29, 2026	\$1,116.13

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

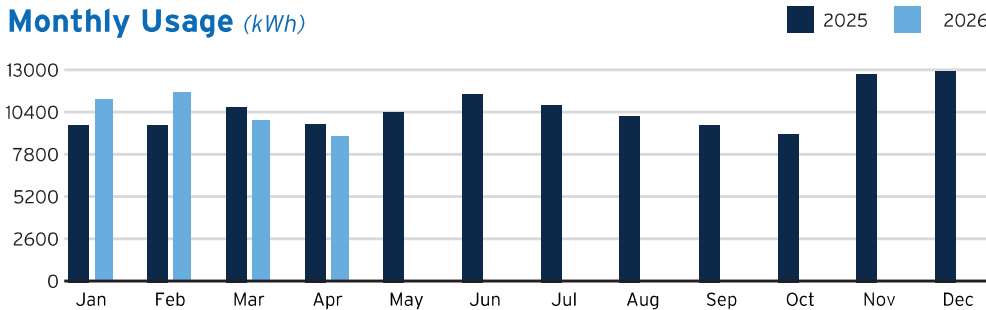

Your Energy Insight

- 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)

Savings made simple

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

TECOaccount.com

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



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

Account #: 211030331113
Due Date: April 29, 2026

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

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

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

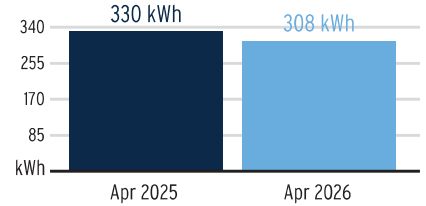
Rate Schedule: General Service Demand - Standard

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

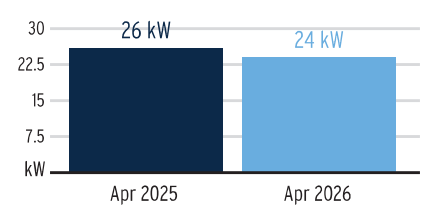
Charge Details

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
Electric Service Cost		\$1,116.13

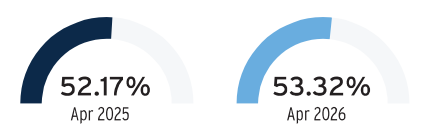
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges **\$1,116.13**

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

Ways To Pay Your Bill

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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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Toll Free: **866-689-6469**
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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- 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

Amount Due:	\$29.36
Due Date: April 29, 2026	
Account #: 211029203471	

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$29.36
Payment(s) Received Since Last Statement	-\$29.36
Current Month's Charges	\$29.36
Amount Due by April 29, 2026	\$29.36

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

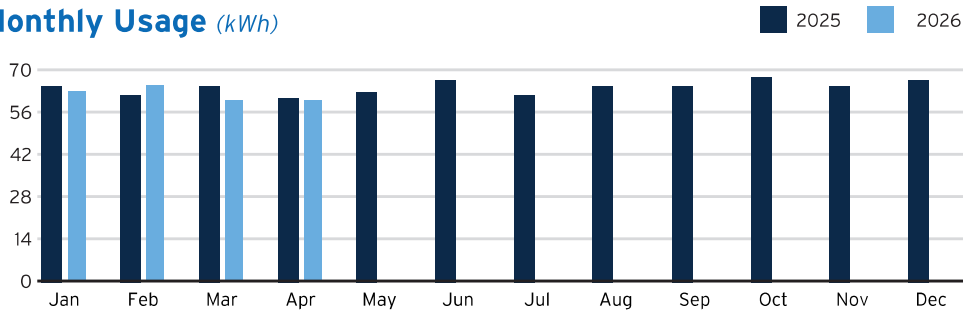
Your Energy Insight

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

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

Scan here to view your account online.

Monthly Usage (kWh)



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

Savings made simple

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.

Account #: 211029203471
Due Date: April 29, 2026

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

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

Amount Due:	\$29.36
Payment Amount:	\$ _____

658791863149

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

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

Meter Read

Service Period: Mar 04, 2026 - Apr 01, 2026

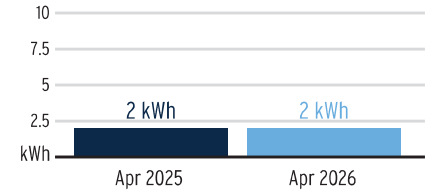
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851313	04/01/2026	1,978		1,918		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
Electric Service Cost		\$29.36

Avg kWh Used Per Day



Total Current Month's Charges \$29.36

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

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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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P.O. Box 111
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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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INVOICE

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

32-00808-93008
CYPRESS MILL CLUBHOUSE
04/01/26-04/30/26
03/25/2026
0241814-2206-4

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Apr 24, 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 04/24/2026: **\$ 801.41**

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

DETAILS OF SERVICE				
Details for Service Location: Cypress Mill Clubhouse, 15231 Miller Creek Dr, Ruskin FL 33573			Customer ID: 32-00808-93008	
Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	04/01/26		1.00	256.63
4 Yard Dumpster 2X Week	04/01/26		1.00	525.23
Total Current Charges				781.86

----- 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)
03/25/2026	0241814-2206-4	32-00808-93008
Payment Terms		Amount
Total Due by 04/24/2026		\$781.86
If Received after 04/24/2026		\$801.41

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

2206000320080893008002418140000007818600000078186 5

I0290C62

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



Online
Use 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 Visit wm.com/MyWM <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>		Your Payment Is Due 10/25/2022 <small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge differs under applicable law, regulation or contract.</small>	Your Total Due \$123.45 <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
95 Gallon Total	10/01/2022		1.00	88.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				10.00
Total Current Charges				123.45

- 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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

<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 WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

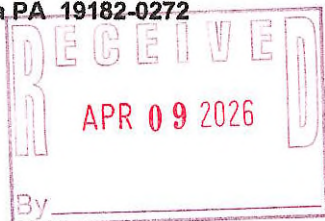
NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we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



ADP, Inc.
 PO Box 830272
 Philadelphia, PA 19182-0272



Agenda Page 103
ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 717596249
Advice of Debit Date	: 04/03/2026
Advice of Debit Due Date	: 04/10/2026
Total Debited This Invoice	: \$28.20

0006778 01 MB 0.672 01 TR 00027 R2BDDC11 000000



GREGORY SARKISSIAN
 CYPRESS MILL CDD
 2005 PAN AM CIR
 STE 300
 TAMPA, FL 33607-6008

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-KPR					
Processing Charges for Period Ending Date: 03/11/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	
Processing Charges for Period Ending Date: 03/12/2026					
Workforce Now Payroll Solution Bundle	3	\$2.60 each		\$7.80	
Includes: Enhanced Payroll					

TOTAL CHARGES FOR COMPANY CODE: 0062-10-KPR **\$28.20**

Total Debited **\$28.20**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.
 This amount will be processed for debit from your account # XXXXXXXXXXX8876 on 04/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X



Final Invoice 26356-2

Invoice Date April 7, 2026

Payment Due April 7, 2026

PREPARED BY

Travis Larson

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

PREPARED FOR

Cypress Mill CDD

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

FINAL INVOICE DETAILS

15720 Miller Creek Drive, Ruskin, Florida 33573

DESCRIPTION

TOTAL

2" x 50' Backwash Hose

\$76.54

TOTAL

\$76.54

PAYMENTS STARTING FROM **\$25/month** for a \$1,000 loan 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.



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 #	19666
Invoice Date	04-01-26
Balance Due	\$99.00

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

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



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

Agenda Page 107
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
05/02/2026	\$3,352.38	04/02/2026

INVOICE NO. 644 - FINAL INVOICE

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
Sub-Total ex Tax			\$6,704.77
Tax			\$0.00
Total			\$6,704.77
Claim Amount (50.00%)			\$3,352.38
Claim Remaining (0.00%)			\$0.00

Sub-Total ex Tax	\$3,352.38
Tax	\$0.00
Total inc Tax	\$3,352.38
Amount Applied	\$0.00
Balance Due	\$3,352.38



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

Agenda Page 108
EIN 27-1802937
License # CPC1459240

Cooper Pools
844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/02/2026	\$3,352.38	04/02/2026

INVOICE NO. 644 - FINAL INVOICE

How To Pay



Credit Card (MasterCard or Visa)

Pay Online 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. 644

DUE DATE:	05/02/2026	AMOUNT DUE:	\$3,352.38
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Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

Agenda Page 109
EIN 27-1802937
License # CPC1459240

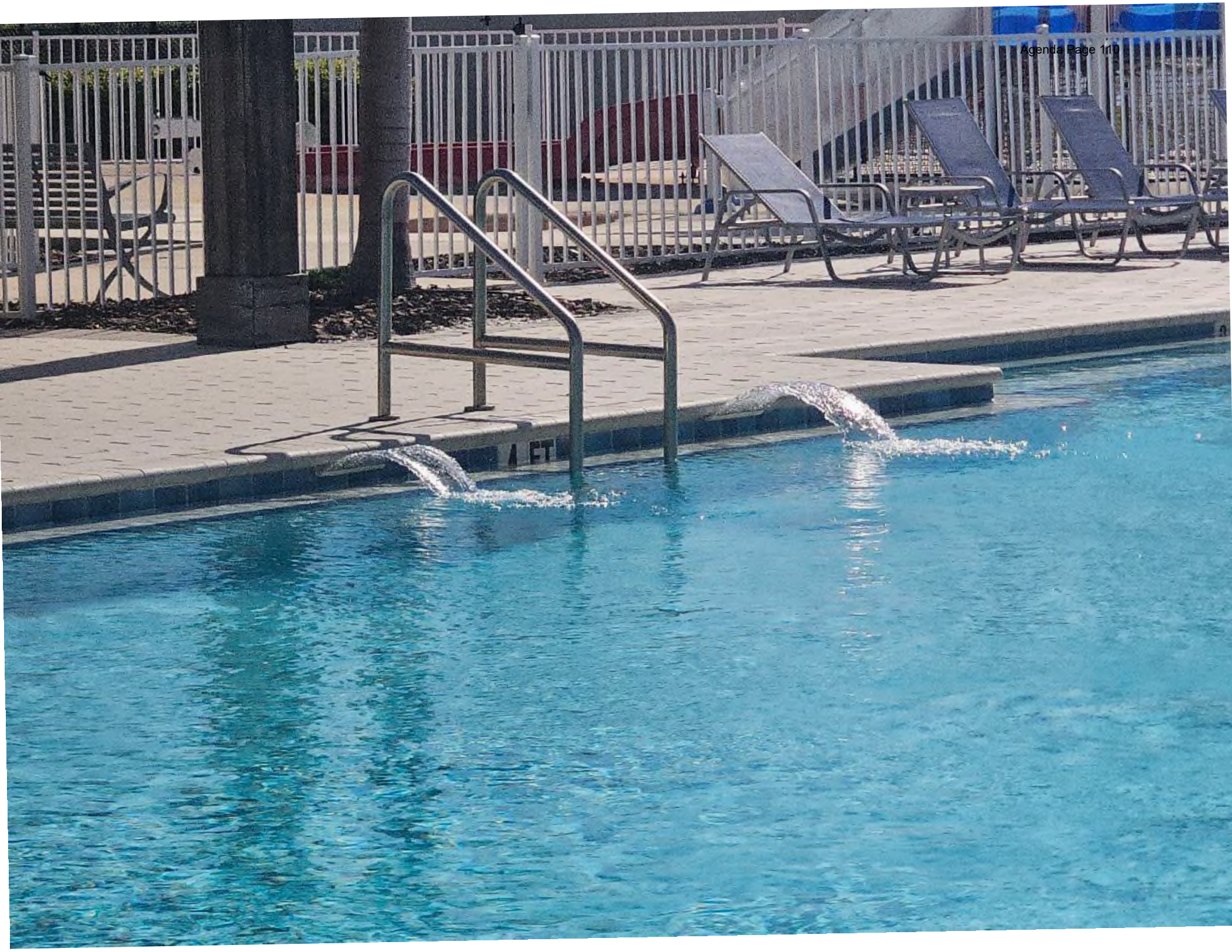
PLEASE PAY BY	AMOUNT	INVOICE DATE
05/02/2026	\$3,352.38	04/02/2026

INVOICE NO. 644 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$6,704.77	50.00	\$3,352.38	100.00	\$6,704.77
Total	\$6,704.77	50.00	\$3,352.38	100.00	\$6,704.77

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/19/2026	599	\$3,352.39	\$3,352.39	\$0.00
04/02/2026	644	\$3,352.38	\$0.00	\$3,352.38
Total		\$6,704.77	\$3,352.39	\$3,352.38

Contract Summary	
Claim to Date	\$6,704.77
Remaining Claim Balance	\$0.00















Connect to the app
 Connecting to the app for updates and remote monitoring.
 A Minute Now - Hands-free monitoring.
 Go to the app store to download the app.

QUICK CLEAN

STOP

CONNECT

- WiFi Connecting
- WiFi Connected
- BT Pairing
- BT Paired
- Needs Priming
- Updating
- Automation Control

ON / STOP

- Running
- Priming
- Thermal Mode
- Pump Disabled
- Alarm
- Warning
- Pump Idle

QUICK CLEAN

- Running Quick Clean

WARNING / AVERTISSEMENT

WARNING: Connect only to a branch circuit protected by a ground-fault circuit-interrupter (GFCI).
 ATTENTION: Connectez uniquement à un circuit de dérivation protégé par un disjoncteur à sensibilité aux courants de fuite (SCS).

CAUTION: Connect only to a branch circuit protected by a ground-fault circuit-interrupter (GFCI).
 ATTENTION: Connectez uniquement à un circuit de dérivation protégé par un disjoncteur à sensibilité aux courants de fuite (SCS).

Model: B





















ER Service and investments Llc

7131 altis way unit 111
Orlando
Zip 32836. EC 13002723
4079151229
erserviceinvest@hotmail.com

Agenda Page 128 **FACTURA**

INV00282

FECHA

04/15/2026

VENCIMIENTO

Vence al recibir

SALDO DEUDOR

USD \$4,350.00

CLIENTE

Cypress Mill CDD

+1 656-264-6309
asavinon@inframark.com

ARTÍCULO	TARIFA	CANT.	TOTAL
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SCOPE OF WORK	\$4,350.00	1	\$4,350.00
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This proposal covers the comprehensive correction, reconfiguration, and technical upgrade of the existing lighting control system serving the Clubhouse entry and pool area exit lighting. Following a professional on-site inspection, the existing system was found to have multiple critical deficiencies, including a defective timer, a noisy/failed contactor, improper wiring conditions, and overloaded conduit, all of which compromise system reliability and safety.

Work to be performed includes: Control System Upgrade: Remove one (1) defective timer and install two (2) new independent Intermatic (120V) timers to provide separate, reliable control for each lighting zone. Power Switching Replacement: Supply and install one (1) new General Electric (GE) or (ABB) industrial-grade lighting contactor to eliminate humming/ noise and ensure high-cycle reliability. Code Compliance & Infrastructure Correction: Identify and remove improperly installed conductors within the existing flexible metal conduit (FMC) to eliminate overheating risks. Install new dedicated conduit from the panel to redistribute conductors, providing the required physical space for safe wiring terminations and airflow.

Wiring Engineering & Termination: Inspect, correct, and re-terminate all control wiring within affected enclosures. Professionally organize, "comb," and label conductors for simplified future maintenance and inspections. Final Commissioning: Verify control voltages and proper operation of all

ARTÍCULO

TARIFA

CANT.

TOTAL

switching devices. Perform final load testing, system adjustment, and precision programming of timers.

MATERIALS & QUALITY ASSURANCE

All materials required for this project will be furnished by ER Service & Investments LLC. We utilize industry-leading components to ensure longevity: Timers: Intermatic Heavy-Duty Series (120V). Contactors: General Electric (GE) Industrial Control Series.

Warranty: One (1) year limited warranty on all labor and newly installed components.

EXCLUSIONS

Repairs to underground wiring or lighting fixtures beyond the control system. Replacement of additional components not identified during the initial inspection.

Permit fees (if required by local authorities). **SITE CONDITIONS** This proposal is based on visible conditions observed during inspection. Due to evidence of prior improper modifications and non-compliant wiring, any hidden deficiencies discovered during the work that require additional labor or materials will be brought to the client's attention and quoted separately for approval.

PROJECT INVESTMENT

Total Project Cost (Labor and Materials): \$4,350.00

PAYMENT TERMS: Due immediately upon completion and testing.

TOTAL

\$4,350.00

Información De Pago

SALDO DEUDOR

Escanea este código para pagar en línea

USD \$4,350.00



INSTRUCCIONES DE PAGO

50% in advance

50% when work is done

POR CHEQUE

er service and investments llc

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number: INV-92389
 Invoice Date: 4/21/2026
 Due Date: 5/6/2026
 Payment Terms: Net 15
 PO#:
 W-9 Form [\[Download\]](#)
 Certificates of Insurance [\[Download\]](#)

Bill To: FL - Cypress Mill CDD
 Wesley Chapel, Florida, 33544

Ship To: FL - Cypress Mill CDD
 2654 Cypress Ridge Boulevard, Suite 101
 Zephyrhills, Florida 33544

Billing Company Name: FL - Cypress Mill CDD
 Billing Contact Name: Alba Marissa Sanchez
 Billing Email Address: alba.sanchez@inframark.com

Payment Terms: Net 15
 Contracted Billing Structure: Annual - First Year at Signing

Notes: FL - Cypress Mill CDD: Year 1 of 12 Month Term

Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Solar Video Camera Fixed, fka Condor	2	\$2,200.00	\$0.00	\$4,400.00
Solar Video Camera Fixed, fka Condor	1	\$2,750.00	\$0.00	\$2,750.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.
 Link to Location of Services: <https://planner.flocksafety.com/public/11c23eb6-4605-4654-bed0-8c494c45e1c0>

Subtotal: \$7,150.00
Sales Tax: \$0.00
Credit: \$0.00
Payments: \$0.00
Balance Due: \$7,150.00

If you have questions about your invoice, are providing an exemption certificate or need to update your billing contact information, please email billing@flocksafety.com or call 866-901-1781, option 3.



INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number: INV-92389
 Invoice Date: 4/21/2026
 Due Date: 5/6/2026
 Payment Terms: Net 15
 PO#:

Payment Remittance Information

<p><u>Pay by Check:</u></p> <p>Payable to: Flock Group Inc Memo: INV-92389 Mail to: PO Box 121923 Dallas, TX 75312-1923</p> <p><i>If paying by check, please include the remittance slip below.</i></p>	<p><u>Pay by ACH:</u></p> <p>Account Legal Name: Flock Group Inc. Account Number: 3302113966 Account Type: Checking Routing / SWIFT Code: 121140399 / SVBKUS6S</p> <p><i>If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.</i></p>
---	--

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....
 Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

If sending via Flock Group Inc
 USPS: PO Box 121923
 Dallas, TX 75312-1923

Or

If sending via Flock Group Inc
 UPS, FedEx or 891923
 USPS: 885 East Collins Boulevard,
 Suite 110
 Richardson, TX 75081

Account: FL - Cypress Mill CDD

Invoice # INV-92389

Amount Due: **\$7,150.00**

Amount Enclosed: \$ _____

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. 29222
 Date 04/03/2026

SERVICE	AMOUNT
Project: Arbitrage - Series 2020 FYE 2/28/2026	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

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

Payment due upon receipt.

CHECK REQUEST FORM :

Association:	<i>CYPRESS MILL CDD</i>
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Date:	<i>4.9.2026</i>
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Payable To:	<i>ANTHONY SEABROOK</i>
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Address:	<i>Your address</i>
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Account:	<i>R &m General – REIMBURSEMENT</i>
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Amount:	<i>\$34.80 round trip at 72.5 cents per mile for business purposes -origination 15231 MILLER CREEK DRIVE RIVERVIEW FL to 2005 PAN AM Circle Ste 300 Tampa FL 33607</i>
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Description:	<i>Business Mileage to attend CDD meetings from the clubhouse to the Tampa office</i>
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	<i>This is mileage reimbursement only</i>
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Requested By:	<i>Supervisor ALBA SANCHEZ</i>
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Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166123
Invoice Date	4/2/2026
Due Date	5/2/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$4,905.00

Subtotal	\$4,905.00
Sales Tax	\$0.00
Total	\$4,905.00

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. 1166123 - DETAIL

INVOICE DATE: 4/2/2026

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
IMS Billable Work Order										
General Maintenance & Repairs										
	3/10/2026	4499235	CYMCDD District Area	General Maintenance; Fence repair CDD Fence Cypress Mill	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	N
	3/27/2026	4499236	CYMCDD District Area	General Maintenance; Repair three sections of fence.	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	N
	3/10/2026	4499237	CYMCDD District Area	General Maintenance; 1 section of fencing with two posts	\$0.00	\$0.00	\$205.00	\$0.00	\$205.00	N
	3/11/2026	4499238	CYMCDD District Area	General Maintenance; Monument pressure washing	\$0.00	\$0.00	\$2,450.00	\$0.00	\$2,450.00	N
	3/11/2026	4499239	CYMCDD District Area	General Maintenance; Fence Repairs.	\$0.00	\$0.00	\$1,400.00	\$0.00	\$1,400.00	N
	3/27/2026	4499240	CYMCDD District Area	General Maintenance; Fence Repairs.	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	N
	3/27/2026	4499245	CYMCDD District Area	General Maintenance; Fence Repairs.	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$4,905.00	\$0.00	\$4,905.00	
				BWO Total	\$0.00	\$0.00	\$4,905.00	\$0.00	\$4,905.00	
				Invoice Total	\$0.00	\$0.00	\$4,905.00	\$0.00	\$4,905.00	



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

Client ID Number	
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Invoice Number	1166067
Invoice Date	3/30/2026
Due Date	4/29/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$350.00

Subtotal	\$350.00
Sales Tax	\$0.00
Total	\$350.00

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. 1166067 - DETAIL

INVOICE DATE: 3/30/2026

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
IMS Billable Work Order										
General Maintenance & Repairs										
	3/5/2026	4495136	CYMCDD District Area	General Maintenance; Fence Repair.	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
	3/5/2026	4495207	CYMCDD District Area	General Maintenance; Perimeter fence repair Cypress Mill CDD	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	
				BWO Total	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	
				Invoice Total	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

177122

DATE

4/20/2026

BILL TO

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

CUSTOMER ID

C2296

NET TERMS

Due On Receipt

PO#

DUE DATE

4/20/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Angela J Savinon- QUILL CORPORATION Charges: \$581.02, AMAZON MKTPL Charges: 422.91, Wal-Mart Charges: \$348.84	1	Ea	1,352.77		1,352.77
Postage	1	Ea	12.95		12.95
Subtotal					1,365.72

Subtotal	\$1,365.72
Tax	\$0.00
Total Due	\$1,365.72

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



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

Client ID Number	
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Invoice Number	1166502
Invoice Date	4/22/2026
Due Date	5/22/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$800.00

Subtotal	\$800.00
Sales Tax	\$0.00
Total	\$800.00

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. 1166502 - DETAIL

INVOICE DATE: 4/22/2026

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
IMS Billable Work Order										
General Maintenance & Repairs										
	4/17/2026	4524201	CYMCDD District Area	General Maintenance; 3 different fence sections need to be repaired	\$0.00	\$0.00	\$675.00	\$0.00	\$675.00	N
	4/17/2026	4524223	CYMCDD District Area	General Maintenance; Fence repair garbage corral	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$800.00	\$0.00	\$800.00	
				BWO Total	\$0.00	\$0.00	\$800.00	\$0.00	\$800.00	
				Invoice Total	\$0.00	\$0.00	\$800.00	\$0.00	\$800.00	



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

Client ID Number	
-------------------------	--

Invoice Number	1166448
Invoice Date	4/21/2026
Due Date	5/21/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$150.00

Subtotal	\$150.00
Sales Tax	\$0.00
Total	\$150.00

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. 1166448 - DETAIL

INVOICE DATE: 4/21/2026

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
IMS Billable Work Order										
General Maintenance & Repairs										
	4/15/2026	4521229	CYMCDD District Area	General Porter Service; April Monthly Dog Waste and Park Trash Cans	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	
				BWO Total	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	
				Invoice Total	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	

CHECK REQUEST FORM :

Association:	<i>CYPRESS MILL CDD</i>
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Date:	<i>4.9.2026</i>
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Payable To:	<i>JASON ROBARE</i>
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Address:	<i>Your address</i>
-----------------	---------------------

Account:	<i>R &m General – REIMBURSEMENT</i>
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Amount:	<i>\$34.80 round trip at 72.5 cents per mile for business purposes -origination 15231 MILLER CREEK DRIVE RIVERVIEW FL to 2005 PAN AM Circle Ste 300 Tampa FL 33607</i>
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Description:	<i>Business Mileage to attend CDD meetings from the clubhouse to the Tampa office</i>
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	<i>This is mileage reimbursement only</i>
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Requested By:	<i>Supervisor ALBA SANCHEZ</i>
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CHECK REQUEST FORM :

Association:	<i>CYPRESS MILL CDD</i>
---------------------	-------------------------

Date:	<i>4.9.2026</i>
--------------	-----------------

Payable To:	<i>JOHN ZANIKOS</i>
--------------------	---------------------

Address:	<i>Your address</i>
-----------------	---------------------

Account:	<i>R &m General – REIMBURSEMENT</i>
-----------------	---

Amount:	<i>\$34.80 round trip at 72.5 cents per mile for business purposes -origination 15231 MILLER CREEK DRIVE RIVERVIEW FL to 2005 PAN AM Circle Ste 300 Tampa FL 33607</i>
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Description:	<i>Business Mileage to attend CDD meetings from the clubhouse to the Tampa office</i>
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	<i>This is mileage reimbursement only</i>
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Requested By:	<i>Supervisor ALBA SANCHEZ</i>
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INVOICE

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

Invoice Date: Apr 15, 2026
Invoice Num: 2220037-12
Billing Through: Mar 31, 2026

Cypress Mill CDD (2220037)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-ES	Engineering Services				\$1,237.50
	Conduct Field Inspection for Erosion and Prepare Report for Board; Investigate Adjacent Developable Property				
	<u>Description</u>		<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	Principal (Engineer)		0.50	\$275.00	\$137.50
	Senior Professional Engineer		0.50	\$220.00	\$110.00
	Field Engineer		6.00	\$165.00	\$990.00

Amount Due This Invoice: \$1,237.50



National Business Furniture
 770 South 70th Street
 Milwaukee, WI 53214
 www.NBF.com

Service: 800-558-1010 option 3
Fax: 800-329-9349
Email: service@NBF.com
Federal ID: 20-3851320

Invoice

Invoice No. QA578453-LES

Date	04/09/26	Invoice Due Date	04/09/26	Your PO No.	
-------------	----------	-------------------------	----------	--------------------	--

Sold To:

ANGELA SAVINON
 CYPRESS MILL CLUBHOUSE
 15231 MILLER CREEK DR
 SUN CITY CENTER FL 33573

Shipped To:

ANGELA SAVINON
 CYPRESS MILL CLUBHOUSE
 15231 MILLER CREEK DR
 SUN CITY CENTER FL 33573

Please return top portion with your remittance.

Item No.	Description	Qty.	Each	Total
227777	Laminate Table 20"H Table Storm Charcoal Laminate	2	\$483.55	\$967.10
54972	Oversize Guest Chair Magnetite Recycled Leather/Steel Legs	4	\$1,243.55	\$4,974.20
	Free NBF Best-in-class 15-year warranty			FREE
			Total Merchandise	\$5,941.30
			Shipping and Handling	\$236.18
			Subtotal	\$6,177.48
			Total Tax	\$0.00
			Balance Due	\$6,177.48

Track your order at <http://www.nationalbusinessfurniture.com/ordertracklogin.asp>

Thank you for your order! Terms are Net 0Days. Payments made after 0 days is subject to a service charge of 1½% per month (18% per annum). **NO RETURNS ACCEPTED WITHOUT OUR WRITTEN CONSENT**

Source Code



National Business Furniture
 770 South 70th Street
 Milwaukee, WI 53214
 www.NBF.com

Service: 800-558-1010 option 3
Fax: 800-329-9349
Email: service@NBF.com
Federal ID: 20-3851320

Invoice

Invoice No. QA578453-LES

Date	04/09/26	Invoice Due Date	04/09/26	Your PO No.	
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Sold To:

ANGELA SAVINON
 CYPRESS MILL CLUBHOUSE
 15231 MILLER CREEK DR
 SUN CITY CENTER FL 33573

Shipped To:

ANGELA SAVINON
 CYPRESS MILL CLUBHOUSE
 15231 MILLER CREEK DR
 SUN CITY CENTER FL 33573

Please return top portion with your remittance.

Item No.	Description	Qty.	Each	Total
Options to Pay				
Options to Pay				
1. ACH (Preferred Method)				
. Bank Routing Number: 075000019				
. Account Number: 650560600				
. Account Name: National Business Furniture, LLC				
. Bank Name: JP Morgan Chase Bank, N.A.				
2. Credit Card - Call 1-800-558-1010 (Option #2) to process credit card payment				
3. Check - mail check payable to National Business Furniture, LLC to 770 S 70th street, Milwaukee, WI 53214				
Taxpayer Identification Number: 20-3851320				
DUNS Number: 07-616-4771				
Need a copy of our W-9? Please visit our website at: https://www.nbf.com/w9				
If your deposit was made with a credit card and the balance is not paid within 60 days of invoice due date, your credit card will be charged automatically for the balance				
Sales Tax will be included only for shipments into locations where we are registered to collect sales tax. Customer may be liable for self-assessment if shipment is into a location where we are not registered to collect tax. If you feel any taxes are charged in error, please make sure we have received the proper exemption documentation. All documentation will be reviewed to ensure it meets state & local requirements prior to removing any taxes.				

Thank you for your order! Terms are Net 0Days. Payments made after 0 days is subject to a service charge of 1½% per month (18% per annum). **NO RETURNS ACCEPTED WITHOUT OUR WRITTEN CONSENT**

Source Code

PHANTOM FITNESS SERVICES

INVOICE

18142 Powerline Rd
Dade City FL 33523

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

Description: Invoice

Date: 03/31/2026
INV#03312026-C
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - PM Service	1	\$ 414.38	\$ 414.38
Labor	4	\$ 105.00	\$ 420.00
Repair to Cycle Bike	2	\$ 85.00	\$ 170.00
Harness replacement	3	\$ 95.00	\$ 285.00
Hardware	2	\$ 17.00	\$ 34.00
		Subtotal	\$ 1,323.38
		Shipping	\$ 52.97
		Tax	Exempt
		Total	\$ 1,376.35

Notes: Repairs complete.

Thank you!

PHANTOM FITNESS SERVICES

INVOICE

18142 Powerline Rd
Dade City FL 33523

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

Description: Invoice

Date: 04/15/2026
INV#04152026-CM
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Repairs (including attachments)	1	\$ 414.38	\$ 414.38
Labor	4	\$ 105.00	\$ 420.00
Recalibrate treadmills/ lube Motor	3	\$ 85.00	\$ 255.00
Cable/ Harness Replacement	1	\$ 395.00	\$ 395.00
Hardware	1	\$ 17.00	\$ 17.00
		Subtotal	\$ 1,501.38
		Shipping	\$ 147.90
		Tax	Exempt
		Total	\$ 1,649.28

Notes: Repairs complete, and parts have been ordered for damaged cable replacement and hardware required for dual cable machine.

Thank you!

Service Slip/Invoice

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

INVOICE:	229489
DATE:	04/14/2026
ORDER:	186305

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

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

Work Date	Time	Target Pest	Technician	Time In
04/14/2026	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	04/14/2026		

Service	Description	Price
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QPC	QUARTERLY PEST CONTROL	\$120.00
		SUBTOTAL \$120.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$120.00
		AMOUNT DUE \$120.00

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

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

PLEASE PAY FROM THIS INVOICE

INVOICE

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.: 10890-b
 Terms: Net 30
 Invoice date: 04/01/2026
 Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 11 Waterways	1	\$1,065.00	\$1,065.00
2.		Additional Services	Temporary Fuel Surcharge	1	\$31.95	\$31.95
3.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			

Total **\$1,096.95**

Ways to pay

BANK

[View and pay](#)



Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Invoice



Steadfast Alliance

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

Date	Invoice #
3/31/2026	SA-21305

**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 (402) Cypress Mills CDD Maintenance Miller Creek Drive Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	12458			Net 30	SM1039 Cypress Mill CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
1	Water Management Program - An Irrigation Tech went to Cypress Mills to perform March Wetcheck. Upon the Inspection the Tech found the following. He found a couple broken Pop-ups, Broken Rotor, and some cut in the Drip Lines. There was also a decent amount of Clogged Nozzles.	0.00		0.00	
1	Irrigation Repair Time: 7:45am - 8:45am	85.00	3/10/2026	85.00	
1	Irrigation Parts Used: (7) 17 mm Coupling (5ft) Drip Tubing (3) 6? Rainbird sprinklers (1) Hunter PGP (1) 3/4 x1/2? Nipple (1 .5) Bubbles (2)1 hunter nozzles	62.10	3/10/2026	62.10	

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

Total	\$147.10
Payments/Credits	\$0.00
Balance Due	\$147.10

JAN-PRO of Tampa Bay

Invoice No.

PO Box 340271
Tampa FL 33694

4/7/2026 240987

Bill To:

Inframark Community Mgmt. (Cypress Mill
C
Attn.: Accounts Payable
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Service Address:

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

P.O. #	Terms	F.O.
	Net 15	0632

<u>DESCRIPTION:</u>	<u>AMOUNT:</u>
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Cleaning of the Chandeliers and Ceiling Fans in the Lobby - \$750.00	750.00
NB: This will require the use of an electric lift which will be provided by the cleaning team. We will also hang 2 pictures on existing hooks on the walls. Completed 31st of March 2026.	

Please Remit Payment To:

JAN-PRO OF TAMPA
PO Box 340271
Tampa, FL 33694
(813) 864-1940

Sales Tax (7.5%)	\$0.00
TOTAL	\$750.00
Payments/Credits	\$0.00
Balance Due	\$750.00

CHECK REQUEST FORM :

Association:	<i>CYPRESS MILL CDD</i>
Date:	<i>4.9.2026</i>
Payable To:	<i>William Sharp</i>
Address:	<i>Your address</i>
Account:	<i>R & m General – REIMBURSEMENT</i>
Amount:	<i>\$34.80 round trip at 72.5 cents per mile for business purposes -origination 15231 MILLER CREEK DRIVE RIVERVIEW FL to 2005 PAN AM Circle Ste 300 Tampa FL 33607</i>
Description:	<i>Business Mileage to attend CDD meetings from the clubhouse to the Tampa office</i>
	<i>This is mileage reimbursement only</i>
Requested By:	<i>Supervisor ALBA SANCHEZ</i>



Favians painting group

1009 37th Avenue East, Bradenton, FL, USA
34208
9415807183
faviancabrera95@yahoo.com

Agenda Page 157 **ESTIMATE**
EST0139

DATE
01/22/2026

TOTAL
USD \$1,680.00

DESCRIPTION	RATE	QTY	AMOUNT
Cypress Mill CDD	\$1,680.00	1	\$1,680.00
880 cypress village blvd Paint medium gray walls In common area foyer,hallway,gym area,and small office space. Remaining \$1,130			
Scissor lift rental \$550			
TOTAL			USD \$1,680.00