



Cypress Mill Community Development District

July 9, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 277 956 211 197

PASSCODE: Fo6SX7Hd

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



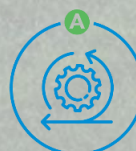
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cypress Mill Community Development District

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
Vacant, On-Site Manager
Kareen Baker, District Admin

Regular Meeting Agenda

Thursday, July 9, 2026, at 9:30 a.m.

The Regular Meeting of the **Cypress Mill Community Development District** will be held on **July 9, 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. DISCUSSION WITH ADMIRAL FURNITURE ON THE STATUS OF DELIVERY
5. STAFF REPORTS

- A. Inframark June 2026 Field Inspection
- B. Playground Surfacing Proposals (**Tabled Item**)
 - i. Inframark
 - ii. Playmore #3501 – Option 1
 - iii. Playmore #3502 – Option 2

- C. Aquatic Report
- D. District Counsel
- E. District Engineer
- F. District Manager
- G. Onsite-Site Manager

6. BUSINESS ITEMS

- A. Consideration of Resolution 2026-06, Adopting Revised Recreational Facilities Policies

7. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of June 11, 2026, Regular Meeting
- B. Review of Financial Snapshot as of June 11, 2026

C. Approval of May 2026 Check Register with Invoices

D. Review of May 2026 Cash Flow Analysis

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. AUDIENCE COMMENTS

10. ADJOURNMENT



Cypress Mill CDD June 2026

Tuesday, 23 June 2026

Prepared For Board Of Supervisors

19 Issues Identified

19 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Steadfast

North Entrance Monument – Miller Creek Drive

Observation:

A shrub at the north entrance monument on Miller Creek Drive has declined and is no longer viable.

Recommendation:

Remove and dispose of the dead shrub and replace it with matching plant material to maintain the appearance and continuity of the entrance landscape. Monitor surrounding shrubs for signs of stress or decline and treat as needed.

Issue 2

Assigned To: JanPro

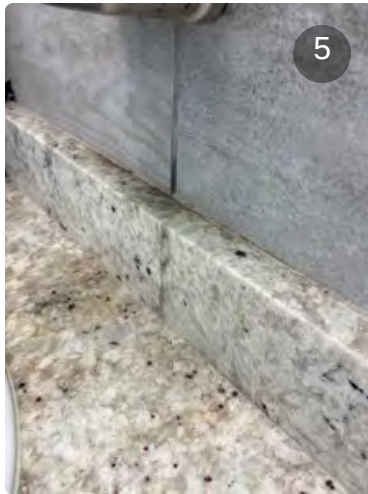
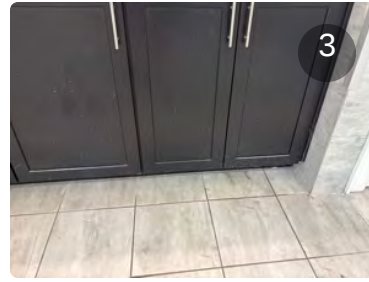
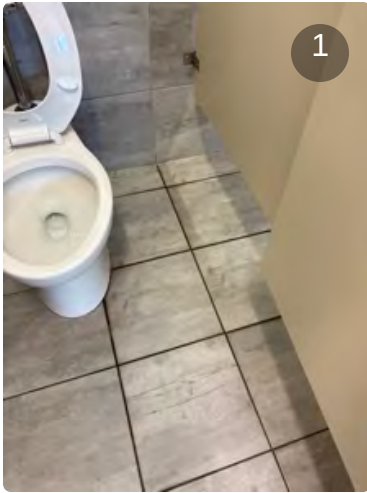
Location: Ladies Restroom

Observation:

General housekeeping concerns were observed within the restroom facilities.

Recommendation:

Inspect restroom areas for cleanliness, grout condition, and maintenance needs.



Issue 3

Assigned To: Steadfast

Clubhouse Landscape Beds

Observation:

Newly installed Crotons located in front of the clubhouse are showing signs of stress and decline.

Recommendation:

Monitor irrigation coverage and watering frequency to ensure adequate establishment of new plantings. Adjust irrigation as needed and continue to monitor plant health for recovery.



Issue 4

Assigned To: Steadfast

Miller Creek Drive & Camp Island Drive

Observation:

A dead tree is present at the corner of Miller Creek Drive and Camp Island Drive.

Recommendation:

Provide proposal to remove and replace the dead tree to maintain the overall appearance of the community.

Issue 5

Assigned To: Steadfast

Camp Island Drive Entrance

Observation:

Turf weeds are present along both sides of the entrance.

Recommendation:

Implement selective weed control measures and continue monitoring to improve overall turf quality.



Issue 6

Assigned To: Steadfast

Observation:

Dead Firebush plants and dead limbs are present along Beth Shields Way.

Recommendation:

Remove and dispose of the dead Firebush plants. Prune and remove all dead limbs from surrounding vegetation to improve appearance, encourage healthy growth, and maintain landscape quality. Continue monitoring adjacent plant material for signs of stress or decline.



Issue 7

Assigned To: Steadfast

Beth Shields Way

Observation:

Turf and Viburnum plantings are exhibiting significant stress throughout.

Recommendation:

Evaluate irrigation coverage immediately and make necessary adjustments to improve plant health. Continue monitoring for recovery and assess for any additional contributing factors.



Issue 8

Assigned To: Steadfast

Beth Shields Way Landscape Beds

Observation:

Turf weeds are present within the landscape beds located in front of and behind the Viburnum hedge.

Recommendation:

Treat weeds as appropriate and maintain routine bed maintenance to prevent further encroachment.



Issue 9

Assigned To: Steadfast

19th Avenue NE & Cypress Village Boulevard

Observation:

The many of the seasonal annuals at the entrance feature have reached the end of their lifecycle

Recommendation:

Remove and replace the existing annuals with fresh seasonal color plantings to restore visual appeal



Issue 10

Assigned To: Steadfast

Location: Miller Creek Dr

Observation:

The many of the seasonal annuals at the entrance feature have reached the end of their lifecycle, with the majority of the plantings exhibiting decline and mortality.

Recommendation:

Remove and replace the existing annuals with fresh seasonal color plantings to restore visual appeal and maintain the appearance of the entrance monument. Continue monitoring irrigation coverage to support the establishment and longevity of the new plantings.



Issue 11

Assigned To: Steadfast

Cypress Village Monument

Observation:

Turf in front of the monument is exhibiting stress.

Recommendation:

Evaluate irrigation coverage and turf health. Implement corrective measures as needed to improve turf quality.



Issue 13

Assigned To: Steadfast

19th Avenue NE & Cypress Village Boulevard Monument

Observation:

Bougainvillea growth is obstructing monument lettering.

Recommendation:

Prune Bougainvillea to restore visibility of monument signage while maintaining an attractive appearance.



Issue 14

Assigned To: Steadfast

Buckford Landing Pocket Park

Observation:

The maple tree located within the pocket park is exhibiting signs of decline.

Recommendation:

Diagnose the cause of decline and implement treatment measures as appropriate. Continue monitoring the tree's condition



Issue 15

Assigned To: Steadfast

Wash Island Drive

Observation:

Weed growth is present within the drainage structure and surrounding area.

Recommendation:

Treat invasive vegetation and weeds within the drainage area to maintain proper function and appearance.



Issue 16

Assigned To: Steadfast

Jenkins Vista & Miller Creek Drive

Observation:

A dead tree is present at the intersection.

Recommendation:

Remove and replace the tree to maintain community aesthetics and safety.

Issue 17

Assigned To: Steadfast

Observation:

Weeds are present within the landscape beds and adjacent turf areas.

Recommendation:

Treat weeds and continue routine maintenance to improve overall appearance and plant health.





Issue 18

Assigned To: Steadfast

Ozella Trail & Miller Creek Drive

Observation:

A palm tree may create a line-of-sight obstruction for the stop sign at the intersection.

Recommendation:

Evaluate the sight distance at the intersection and prune or remove vegetation as necessary to maintain safe visibility.

Separate item bubblers be adjusted on Fern Garden Court

Issue 19

Assigned To: Steadfast

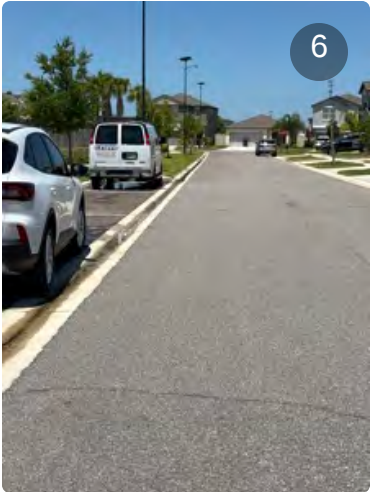
Fern Garden Court

Observation:

Tree bubblers require adjustment to improve watering efficiency.

Recommendation:

Inspect and adjust bubblers to ensure proper irrigation coverage and reduce water waste.



Issue 20

Assigned To: Steadfast

Kingsfield Drive & Miller Creek Drive



Observation:

Tree is creating a line-of-sight issue for motorists approaching the stop sign.

Recommendation:

Evaluate the area and remove limbs from tree as necessary to maintain safe sightlines.

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

OPTION 1 ADA ENGINEERED RUBBER MULCH

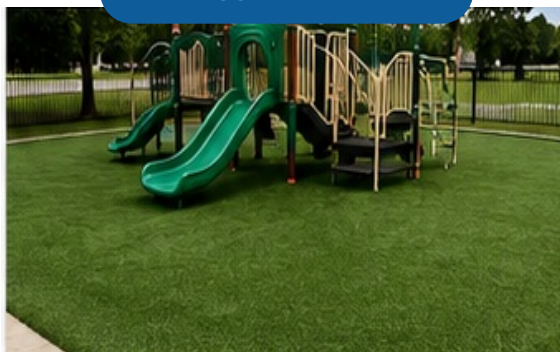


\$54,500

Budget-friendly safety upgrade

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

OPTION 2 ADA PLAYGROUND SAFETY TURF SYSTEM RECOMMENDED

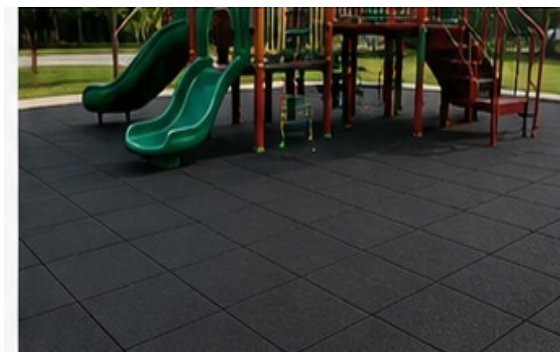


\$85,500

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

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.

OPTION 2 - ADA PLAYGROUND SAFETY TURF SYSTEM Agenda Page 19

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 20

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.

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.



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

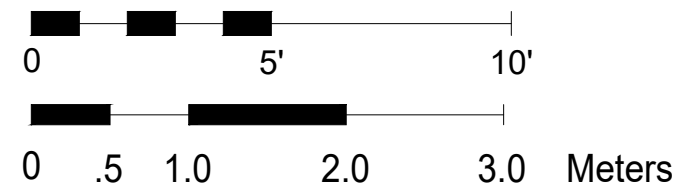
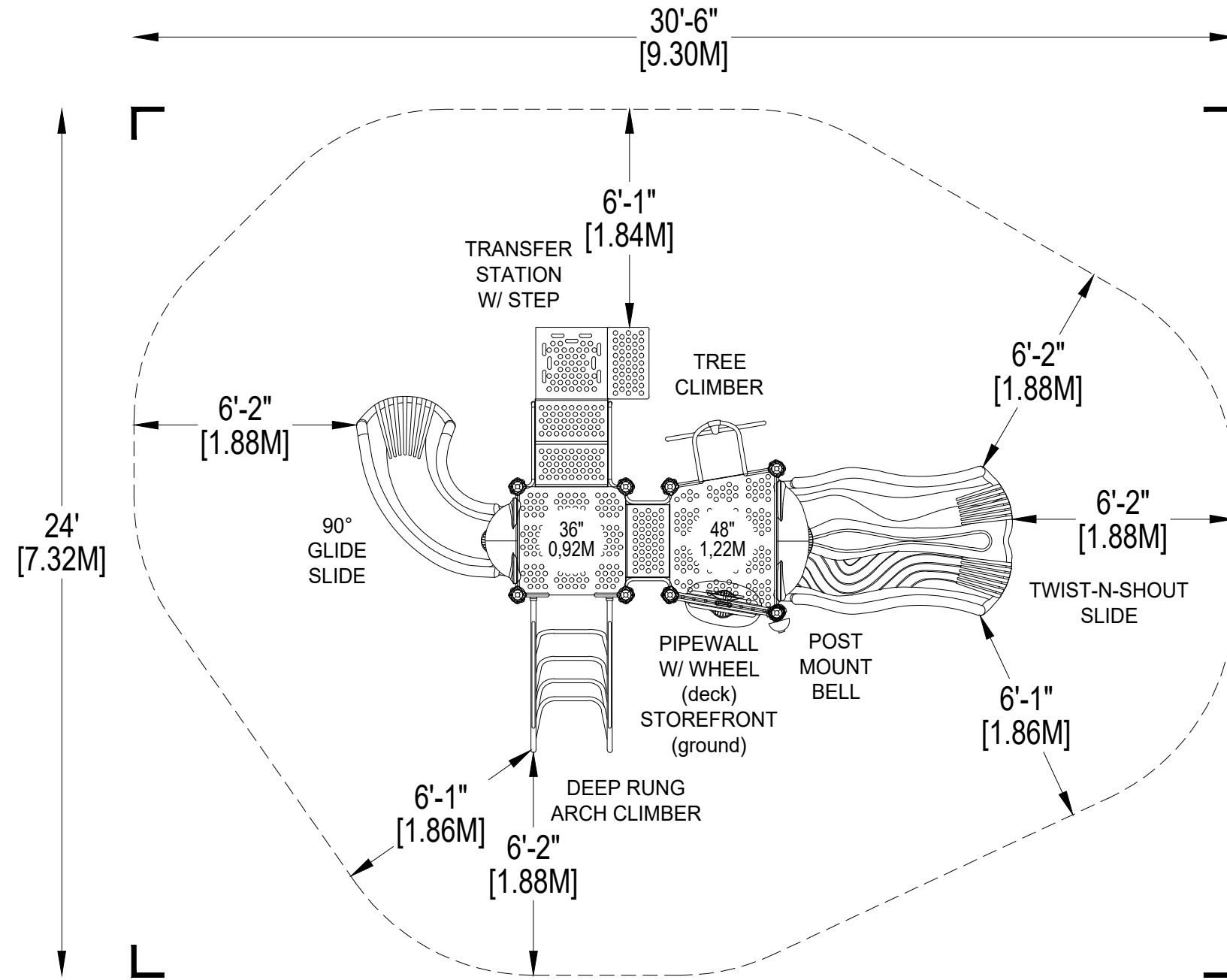
EQUIPMENT SIZE:
18'2" x 11'9" x 9'5"
 5,54M x 3,58M x 2,87M

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.

Playmore will exercise reasonable care during delivery and installation activities; however, the customer acknowledges that normal construction and installation operations may result in damage to existing site conditions, including but not limited to sod, irrigation systems, concrete, asphalt, landscaping, private utilities, sidewalks, curbing, or other improvements. Repair or replacement of such items shall be the responsibility of the customer unless specifically included in the proposal.

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



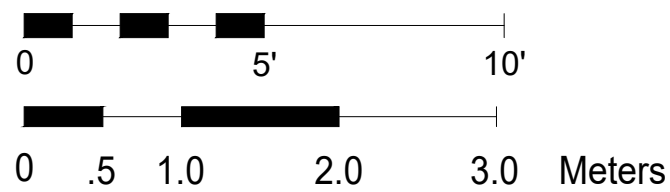
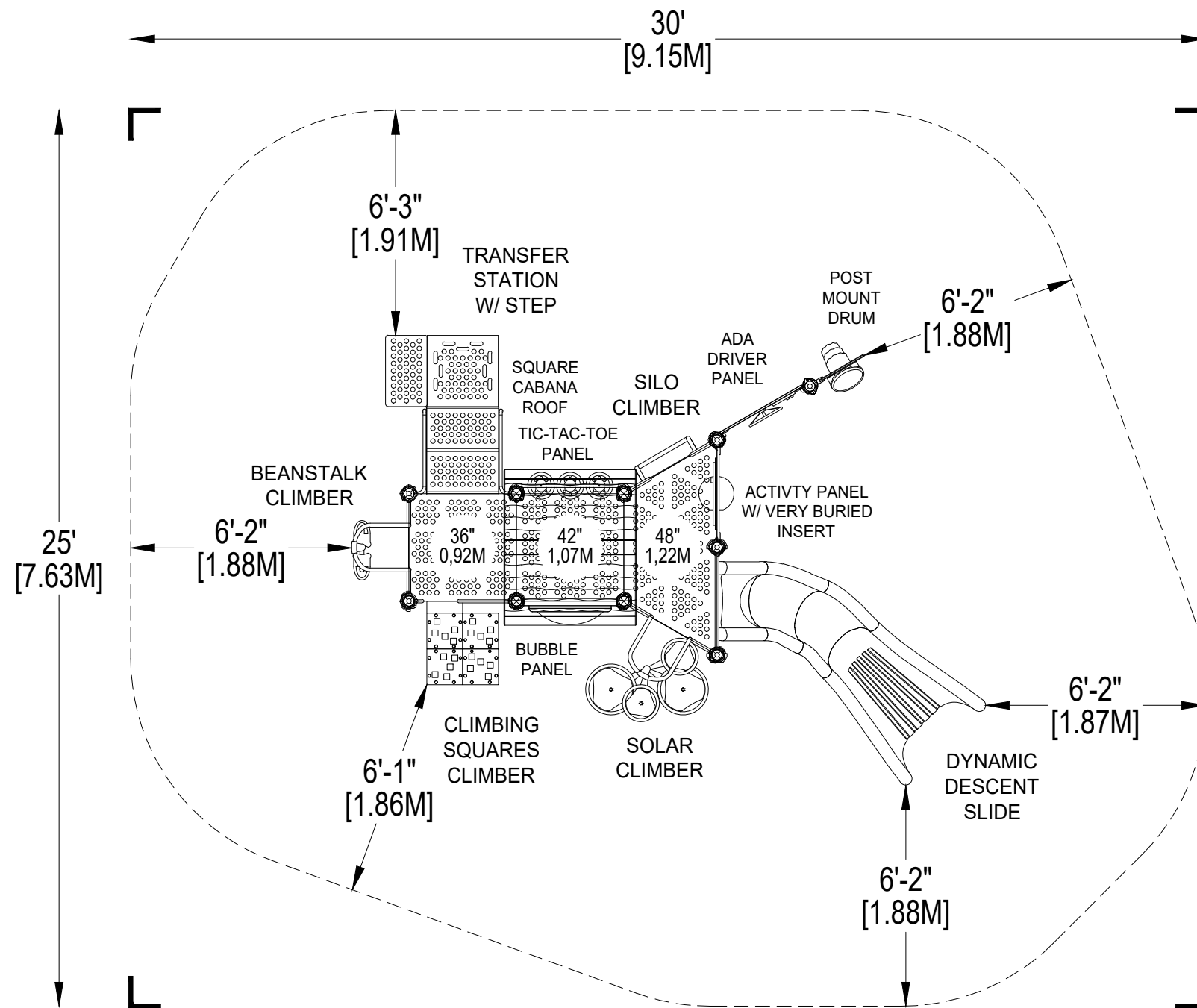
350-2543

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 B
DATE: 24-MAR-25	

*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
1	Play Equipment Installation	\$11,900.00	\$11,900.00
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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: _____

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

	<p>6300 Metro Plantation Road Fort Myers, FL 33966</p> <p>(239) 791-2400 (239) 791-2401 fax (888) 886-3757 toll free</p>	<h1>Standard Terms and Conditions</h1>
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- coral,
- unsuitable soils,
- groundwater,
- buried concrete,
- asphalt,
- utilities,
- drainage systems,
- root systems,
- debris,
- or other unknown obstructions,

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Playground Installation Warranty

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- 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.



Cypress Mill Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

6/26/2026

Prepared by:

Jacob M. Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621



Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Algae growth was observed around the perimeter areas of the pond. No major issues with submersed weeds. Minor shoreline weeds on the exposed sediment. Floating inflow structure in the north western corner, where undermining has occurred.

Native Gulf Spike Rush growth is healthy.



Pond 2

Comments:

Algae and submersed pond weed growth was observed in this pond. These will both need to be treated. Minimal shoreline weeds on the exposed sediment. Minor undermining of the inflow structure on the north eastern Bank.

No native perimeter plants.

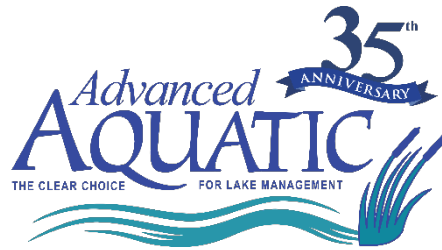


www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

This site looks good overall. No issues were observed with algae, submersed weeds, and minimal to no growth of shoreline weeds.

Northern corner, sediment is built up at the inflow pipe and at the eastern inflow.

Some native Gulf Spike Rush growth around the perimeter.



Pond 4

Comments:

Minor amounts of algae and submersed Slender Spike Rush growth that will need to be treated. Minor shoreline weed growth was also observed.

Open water area of the pond looks good.

Large native Gulf Spike Rush patches around the perimeter.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Waterway Inspection Report | Page 4

Site Assessments

Pond 5

Comments:

Pond weed and algae around the entire perimeter. This will need to be treated. Minimal shoreline weed growth on the exposed sediment.

Minor undermining of the inflow pipe in the north eastern corner.



Pond 6

Comments:

Slender Spike Rush growth was observed submersed just below the water level around the perimeter, and above on the exposed sediment. This will need to be treated. No issues were observed with algae or other shoreline weeds.

Lily growth throughout this pond.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Algae and Chara growth were observed around most of the entire perimeter of this pond. This will need to be targeted for treatment.

Native plants were observed around much of the perimeter. The native plants appear to be healthy.



Pond 8

Comments:

Algae, Slender Spike Rush, Needlerush, and minor shoreline weeds were observed on this pond. Most of the growth observed on this pond was minimal and looks good overall.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Waterway Inspection Report | Page 6

Site Assessments

Pond 9

Comments:

Algae and Chara growth were observed around much of the perimeter of this pond. This will need to be treated.

Cracked inflow at the center of the southern bank. This was a large structure.



Pond 10

Comments:

Algae, Slender Spike Rush, and minor amounts of shoreline weed growth was observed on pond 10. These will all need to be treated.

Large sediment build up in front of the eastern inflow structure.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Waterway Inspection Report | Page 7

Site Assessments

Pond 11

Comments:

Minor shoreline weeds were observed on pond 11. Overall pond 11 looks good with minimal growth to be treated. No issues were observed with submersed weeds or algae.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

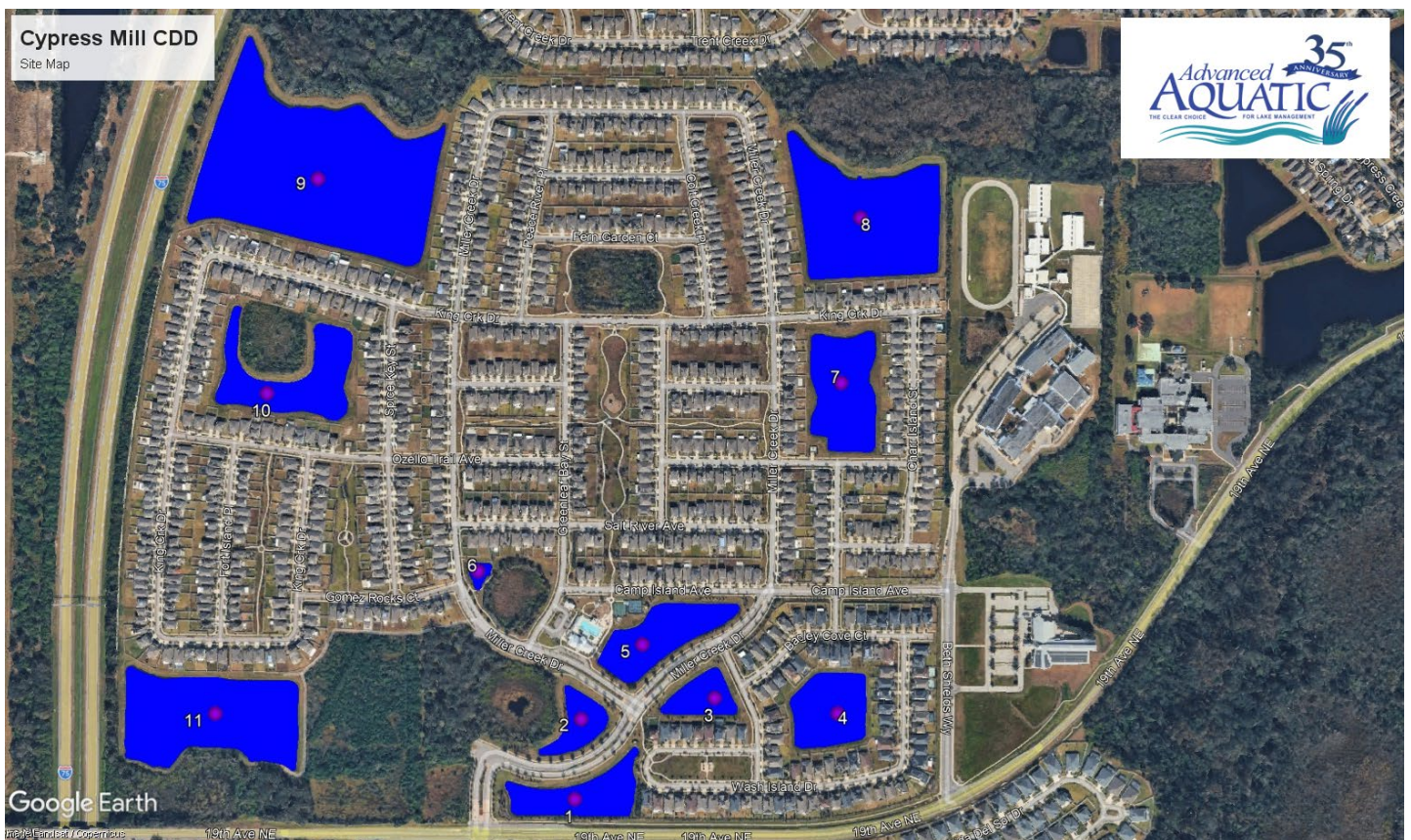
1-800-491-9621



Waterway Inspection Report | Page 8

Site Assessments

Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621

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 – June 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

- CDD Workshop successfully conducted on June 10, 2026.
- Pool tile repairs completed and pool reopened for resident use.
- Pool grid filters installed and placed into service.
- Black algae treatment completed through Cooper Pools.
- Ongoing coordination with Aquaworx regarding repairs and restoration efforts to return the splash pad to operational status.
- Routine facility inspections completed throughout the month.

Vendor Site Visits / Services Performed

- Cooper Pools on-site for scheduled pool maintenance and repairs.
- Aquaworx engaged regarding splash pad diagnostics and restoration efforts.
- Spectrum support coordinated regarding cable TV and network connectivity issues. Cable television service has been restored and is fully operational.
- JanPro continued routine janitorial services.
- Complete IT provided technology support as needed.
- Steadfast Landscaping installed new mulch throughout designated community landscape beds to enhance community appearance and maintain landscaping standards.
- Admiral Outdoor Furniture coordinated outdoor furniture-related services and warranty items.

Facility Maintenance & Improvements

- Replacement of 19 out of 20 pool lounge chairs completed.
- Continued monitoring of pool deck conditions and resident safety concerns.
- Weak fence section near splash pad identified for future repair.
- Coordination of ongoing vendor activities to support facility operations.
- Inframark Maintenance repaired the damaged stop sign, restoring proper traffic control and safety.

Projects & Improvements

- Pool tile repairs completed.
- Pool filtration system upgraded with new grid filters.
- Camera system improvements completed with the addition to outside gym door camera.
- Continued efforts toward splash pad restoration.

Upcoming Projects & Follow-Up Items

- Completion of splash pad repairs and return to service.
- Resolution of visibility concerns for the parking lot.
- Repair of splash pad fencing and identified safety concerns.
- Continued monitoring of pool operations following recent repairs.

Facilities Usage

- Cypress Mill CDD Workshop – June 10, 2026
- Mermaid Group – Tuesdays and Fridays at 10:00 AM
- Five resident clubhouse rentals conducted during the month of June

Manager Transition

As this is my final monthly report with Cypress Mill CDD and Inframark, I would like to thank the Board, residents, vendors, and staff for their support during my tenure. Efforts have been made to document ongoing projects, vendor contacts, facility concerns, and operational priorities to assist with a smooth transition. Key projects requiring continued follow-up include splash pad restoration, camera system integration, staffing coverage, and ongoing pool maintenance.

RESOLUTION 2026-06

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

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

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

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

WHEREAS, after considering revisions including updates to payment information and the Clubhouse Rental Agreement, the Board has determined that the updated “**Recreational Facilities Policies**” should be adopted. There are no changes to the fees associated with use of the facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

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

Passed and adopted on July 9, 2026.

Attest:

**Cypress Mill
Community Development District**

Secretary

Chair of the Board of Supervisors

EXHIBIT A

**Cypress Mill
Community Development District**

Recreational Facilities Policies

Updated July 9, 2026

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Enforcement of Policies

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

Use of Recreational Facilities at Your Own Risk

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

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

Access Fobs

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

Guests

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

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. All guests under the age of 18 must provide a signed and notarized parental consent and waiver form prior to use of the fitness center.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited by applicable policies or by the capacity of such space.

General Policies

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

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

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

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

Designation of Tenant to Use Resident's Membership Privileges

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

Pets and Service Animals Policies

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

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

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

Pool and Splash Park Policies

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

Playground and Community Park Policies

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

Fitness Center Policies:

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

General Parking Policies:

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

Towing Policies:

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

Non-Resident Annual User Fee

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

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

Rental Policies

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

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year’s Eve	

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

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

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

3. **Deposit:** A refundable deposit of \$300.00 is required for any rental.
4. **Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Clubhouse Rental Agreement indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with providing proof of insurance, naming the District as an additional insured. The Clubhouse Manager will review rental requests on a case-by- case basis and has the authority to reasonably deny a request. The Clubhouse Manager will indicate approval of a rental request by signing the Clubhouse Rental Agreement. Denial of a request may be appealed to the Board for consideration.

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

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

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

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.

2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.

4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

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

Cypress Mill Community Development District Patron Parental Consent and Waiver Form

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

Disclaimer and Use of Recreational Facilities at Your Own Risk

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

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

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

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

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

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

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

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

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

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

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

Cypress Mill Community Development District Guest Parental Consent and Waiver Form

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

Disclaimer and Use of Recreational Facilities at Your Own Risk

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

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

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

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

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

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

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

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

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

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

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

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

Witnesses 1:

Parent/Guardian of

_____ ,

Name: _____

By: _____

Name: _____

Witnesses 2:

Name: _____

STATE OF FLORIDA
COUNTY OF _____

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

[Notary Seal]

Notary Public

Name typed, printed or stamped
My Commission Expires: _____

Cypress Mill Community Development District

Clubhouse Rental Agreement

This Clubhouse Rental Agreement (this “**Agreement**”) is made between the Cypress Mill Community Development District (the “**District**”) and the Renter named below (“**Renter**”) effective as of the date the District staff member signs this Agreement.

Name of Renter: _____ Phone: _____

Address: _____ Email: _____

Date of Event: _____

Start & End Time (including set-up and clean-up): _____ (Maximum 6 hours)

Type of Event: _____

Will food or drink be served? Yes / No (circle one) (no alcohol permitted)

Estimated Attendance: _____ (Maximum 30)

Patron: Yes / No (circle one) (Fee for Patron: \$250; Fee for Non-Patron: \$500)

Refundable Security Deposit: \$300

Reminders:

1. This Agreement is for rental of the clubhouse meeting room only. The rental does not include use of the pool, splash park, fitness center, playground or any other District recreational facilities unless expressly authorized by the District. Unless Renter is a Patron, they shall not use any other portion of the Recreational Facilities.
2. Reservations are accepted on a first-come, first-served basis and are subject to availability and District approval.
3. Payment of the rental fee and security deposit are due no later than 10 days prior to the rental date. Failure to submit payment may result in the room not being reserved.
4. The District reserves the right to inspect the premises before, during and after the event to ensure compliance with this Agreement and the District’s Recreational Facilities Polices as well as the laws of the State of Florida.

Terms and Conditions:

1. **District Policies.** Renter acknowledges receipt of, or access to, the Cypress Mill Community Development District Recreational Facilities Policies (the “**Policies**”) and agrees to comply with all applicable provisions thereof. Renter shall ensure that all guests, invitees, vendors, entertainers, caterers, and other attendees comply with the Policies. In the event of any conflict between this Agreement and the Policies, the Policies shall control.
2. **Responsibility for Event.** Renter shall remain on the premises for the duration of the event and shall be responsible for the conduct of all attendees.
3. **Payments, Cancellations, and Refunds.** Rental fees, security deposits, cancellations, and refunds shall be governed by the Policies.
4. **Cleaning and Damages.** Renter shall leave the clubhouse in substantially the same condition as it existed immediately prior to the event and shall complete all required cleanup in accordance with the Policies. The District may deduct from the security deposit any amounts authorized under the Policies. If the cost of cleaning or repairs exceeds the security deposit, Renter agrees to reimburse the District upon demand.
5. **Insurance.** If required by the District pursuant to the Policies, Renter shall provide certificates of insurance and any other required documentation within the time specified by the District.
6. **Compliance with Law.** Renter shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations.

7. **Assumption of Risk.** Renter assumes all risks associated with the use of the clubhouse, including the risk of injury, damage, or loss of personal property.
8. **Release and Indemnification.** To the fullest extent permitted by law, Renter agrees to release, defend, indemnify, and hold harmless the District, its Board of Supervisors, District Manager, amenity management staff, officers, employees, agents, consultants, and contractors from and against any claims, damages, liabilities, losses, costs, and expenses, including reasonable attorney's fees, arising out of or relating to the event or the use of the clubhouse by Renter or Renter's guests, invitees, contractors, vendors, or attendees, except to the extent caused by the gross negligence or intentional misconduct of the District.
9. **Sovereign Immunity.** Nothing contained in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes.
10. **Assignment.** Renter may not assign or transfer this Agreement without the prior written consent of the District.

Renter Signature: _____ Date: _____

District Staff Signature: _____ Date: _____

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

The regular meeting of the Board of Supervisors of Cypress Mill Community Development District was held on Thursday, June 11, 2026, and called to order at 9:36 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 (via Teams)
John Zankos	Vice Chairperson
Anthony Seabrook	Assistant Secretary
William Sharp	Assistant Secretary

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Whitney Sousa	District Counsel
Nathaniel Montagna	Field Manager
Christy Fowler	Field Inspection Coordinator
Brian Mitchell	On-Site Manager
Jeremy Fields	FHP Officer (via Teams)

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 9:36 a.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Mr. Zankos, seconded by Mr. Robare, with all in favor, the agenda for the June 11, 2026, meeting was approved as presented.

40 **THIRD ORDER OF BUSINESS** **Audience Comments**

41 Officer Fields provided a high-level overview of his job description and outlined how he can assist
42 the District during the increased activity in the summer months. The Board directed District
43 Counsel to approach the HOA regarding a cost-sharing agreement for on-site FHP services.

44
45 **FOURTH ORDER OF BUSINESS** **Staff Reports**

46 **A. Inframark May 2026 Field Inspection**

47 Ms. Fowler provided a high-level overview of the landscape and pond issues, which
48 had been reported to the vendors for resolution.

49
50 **B. Playground Surfacing Proposals**

- 51 i. Inframark
- 52 ii. Playmore #3501 – Option 1
- 53 iii. Playmore #3502 – Option 2

54
55 The playground surfacing proposals were discussed, and the vendors have been
56 requested to attend the next meeting to further discuss their proposals.

57
58 **C. District Counsel**

59 No report.

60
61 **D. District Manager**

62 No report.

63
64 **E. District Engineer**

65 No report.

66
67 **F. On-Site Manager**

68 No report.

69
70 **FIFTH ORDER OF BUSINESS** **Business Items**

71 **A. Removal of Checks for Renting of the Room at the Clubhouse**

72 The Board decided to use the square system for the collection of rental fees and deposits.
73 Inframark will coordinate with the vendor to secure the new system.

74
75 **B. Patrol Request Proposal**

76 **i. Officer Jeremy Fields**

77 This item was discussed earlier under audience comments.

78 **SIXTH ORDER OF BUSINESS** **Business Administration**

79 **A. Consideration of the Minutes of May 14, 2026, Regular Meeting**

80
81 On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all
82 in favor, the Minutes of the May 14, 2026, Regular Meeting were
83 approved as presented.

84
85 **B. Review of Financial Snapshot as of May 12, 2026**

86
87 On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all
88 in favor, the financial snapshot as of May 12, 2026, was accepted.

89
90 **C. Approval of the April 2026 Check Register with Invoices**

91
92 On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all
93 in favor, the April 2026 Check Register with Invoices was approved.

94
95 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
96 **Comments**

97 None.

98
99 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

100 None.

101
102 **NINTH ORDER OF BUSINESS** **Adjournment**

103 There being no further business,

104
105
106 On MOTION by Mr. Seabrook, seconded by Mr. Zanikos, with all
107 in favor, the meeting was adjourned at 11:13 a.m.

108
109
110 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 11th, 2026

- **Current Cash Balances:**
 - Truist Bank Operating: \$545,158.
 - Cash in transit, checks issued to Trustee and not being cleared yet.
 - Due From Other Funds, GF due to DS funds.
- **Deposits:**
 - Deposits to open account from TECO, \$8,302.
- **Prepaid:**
 - Trustee fees (\$2,128.05) from October 2026 to March 2027.
- **Accrued Expenses:**
 - Accrued TECO electricity for the month of May 2026.
- **Expenses:**
 - Current expenses make up 83.85% of the annual budget through the end of May 2026, Total expenses for the first 8 months are approximately \$897,641.
- **Assessment collections:**
 - We are approximately 100.00% fully collected on the tax roll.

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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 # 100313								
001	05/01/26	JIREH C&C CLEANING SERVICES LLC	1051	carpet cleaning services April 2026	R&M-General	546001-53970	\$380.00	
							Check Total	<u>\$380.00</u>
CHECK # 100314								
001	05/05/26	STEADFAST CONTRACTORS ALLIANCE	SA-2577	Landscape All inclusive contract May 2026	Landscape Maintenance	546300-53908	\$26,249.33	
							Check Total	<u>\$26,249.33</u>
CHECK # 100315								
001	05/05/26	TKOT ENTERPRISES LLC	241413	Janitorial Services May 2026	R&M-General	546001-53970	\$650.00	
							Check Total	<u>\$650.00</u>
CHECK # 100316								
001	05/11/26	STEADFAST CONTRACTORS ALLIANCE	SA-23354	irrigation repair May 2026	Irrigation Maintenance	546930-53908	\$797.77	
							Check Total	<u>\$797.77</u>
CHECK # 100317								
001	05/11/26	COOPER POOLS INC	2026-1445	Monthly pool services May 2026	R&M-Pools	546074-53970	\$1,400.00	
							Check Total	<u>\$1,400.00</u>
CHECK # 100319								
001	05/11/26	COMPLETE I.T CORP	19971	Google Email vault monthly contract	Website Administration	549936-51301	\$99.00	
							Check Total	<u>\$99.00</u>
CHECK # 100320								
001	05/11/26	BLUE WAVE LIGHTING LLC	313326	GFCI Replacement March 2026	Lighting Repairs & Maintenance	546216-53970	\$295.00	
							Check Total	<u>\$295.00</u>
CHECK # 100321								
001	05/11/26	ER SERVICE & INVESTMENTS LLC	INV00283	electrical troubleshoot of lights	Lighting Repairs & Maintenance	546216-53970	\$1,650.00	
							Check Total	<u>\$1,650.00</u>
CHECK # 100322								
001	05/11/26	US BANK	8163633	Trustee Payment April 2026	ProfServ-Trustee Fees	531045-51301	\$2,128.08	
001	05/11/26	US BANK	8163633	Trustee Payment April 2026	Prepaid Items	155000	\$2,128.05	
							Check Total	<u>\$4,256.13</u>
CHECK # 100323								
001	05/11/26	INFRAMARK LLC	1166713	Maint Contract May 2026	R&M-Court Maintenance	546017-53970	\$450.00	
001	05/11/26	INFRAMARK LLC	1166802	Maint Porter Service May 2026	R&M-General	546001-53970	\$150.00	
							Check Total	<u>\$600.00</u>
CHECK # 100324								
001	05/11/26	PHANTOM FITNESS SERVICES	04302026-CM	PM Fitness May 2026	R&M-Fitness Equipment	546115-53970	\$2,054.16	
							Check Total	<u>\$2,054.16</u>
CHECK # 100325								
001	05/11/26	ASP POOL AND OUTDOOR SERVICES LLC	31148	POOL SERVICES May 2025	Contracts-Pools	534078-53970	\$945.00	
							Check Total	<u>\$945.00</u>
CHECK # 100326								
001	05/20/26	STRALEY ROBIN VERICKER	28464	legal services May 2026	District Counsel	531146-51401	\$3,152.50	
							Check Total	<u>\$3,152.50</u>

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 100327								
001	05/20/26	HAROLD ANTHONY SEABROOK	051426-	mileage reimbursement for may meeting	Special Events	549052-53970	\$34.80	
							Check Total	\$34.80
CHECK # 100328								
001	05/20/26	AIR-RICS AC LLC	8222	AC maintenance May 2026	Facility A/C & Heating Maintenance & Repair	546177-53970	\$394.00	
							Check Total	\$394.00
CHECK # 100329								
001	05/20/26	INFRAMARK LLC	1166899	REPAIR DAMAGED FENCE MAY 2026	R&M-Court Maintenance	546017-53970	\$125.00	
001	05/20/26	INFRAMARK LLC	179181	postage May 2026	Postage, Phone, Faxes, Copies	541024-51301	\$1.48	
							Check Total	\$126.48
CHECK # 100330								
001	05/20/26	JASON ROBARE	051426-	Mileage reimbursement for CDD May 2026	Special Events	549052-53970	\$34.80	
							Check Total	\$34.80
CHECK # 100331								
001	05/20/26	ASP POOL AND OUTDOOR SERVICES LLC	26531-2	FLOW METER REPAIR MAY 2026	R&M-Pools	546074-53970	\$454.17	
							Check Total	\$454.17
CHECK # 100332								
001	05/20/26	JOHN STEVEN ZANIKOS	051426-	Mileage reimbursement for CDD May 2026	Special Events	549052-53970	\$34.80	
							Check Total	\$34.80
CHECK # 100333								
001	05/20/26	BUSINESS OBSERVER INC	26-01690H	legal advertisement May 2026	Legal Advertising	548002-51301	\$56.88	
							Check Total	\$56.88
CHECK # 100335								
001	05/28/26	INFRAMARK LLC	1168048	clubhouse repairs May 2026	R&M-General	546001-53970	\$5,395.00	
							Check Total	\$5,395.00
CHECK # 100336								
001	05/28/26	PHANTOM FITNESS SERVICES	05212026-CM	Fitness equipment maint May 2026	R&M-Fitness Equipment	546115-53970	\$1,474.29	
							Check Total	\$1,474.29
CHECK # 100337								
001	05/28/26	COMPLETE I.T CORP	20097	Door controller wired weigland reader May 2026	R&M-Security Cameras	546345-53970	\$1,539.60	
							Check Total	\$1,539.60
CHECK # 100338								
001	05/28/26	CROFTON'S PLUMBING & DRAIN SOLUTIONS INC	66800085	plumbing repair May 2026	R&M-General	546001-53970	\$3,304.00	
							Check Total	\$3,304.00
CHECK # 1935								
001	05/04/26	INFRAMARK LLC	178471	Management fee May 2026	Payroll - Amenities	512305-53970	\$13,000.00	
001	05/04/26	INFRAMARK LLC	178471	Management fee May 2026	Accounting Services	532001-51301	\$772.50	
001	05/04/26	INFRAMARK LLC	178471	Management fee May 2026	Disclosure Report	531142-51301	\$1,050.00	
001	05/04/26	INFRAMARK LLC	178471	Management fee May 2026	District Manager	531150-51301	\$3,536.33	
							Check Total	\$18,358.83
CHECK # 300125								
001	05/13/26	BOCC	042226-6494-ACH	water usage April 2026	Utility - Water	543018-53600	\$1,418.15	
							Check Total	\$1,418.15

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300126								
001	05/07/26	ADP INC	050126-1870-ACH	ADP processing May 2026	Dues, Licenses, Subscriptions	554020-51301	\$20.40	
							Check Total	<u>\$20.40</u>
CHECK # 300127								
001	05/18/26	TECO	050726-7103-ACH	TECO April 2026	Utility - Electric	543041-53150	\$184.55	
							Check Total	<u>\$184.55</u>
CHECK # 300128								
001	05/19/26	TECO	050626-5825-ACH	TECO April 2026	Utility - Electric	543041-53150	\$11,624.70	
							Check Total	<u>\$11,624.70</u>
CHECK # 300129								
001	05/19/26	TECO	050726-3471-ACH	TECO April 2026	Utility - Electric	543041-53150	\$30.38	
							Check Total	<u>\$30.38</u>
CHECK # 300130								
001	05/19/26	TECO	050726-1113-ACH	TECO April 2026	Utility - Electric	543041-53150	\$1,357.27	
							Check Total	<u>\$1,357.27</u>
CHECK # 300131								
001	05/19/26	TECO	050726-9291-ACH	TECO April 2026	Utility - Electric	543041-53150	\$2,698.63	
							Check Total	<u>\$2,698.63</u>
CHECK # 300133								
001	05/26/26	CHARTER COMMUNICATIONS	2432049050826-ACH	TV & INTERNET SVCS	Dues, Licenses, Subscriptions	554020-51301	\$319.82	
							Check Total	<u>\$319.82</u>
CHECK # 300134								
001	05/22/26	WASTE MANAGEMENT	0249702-2206-3-ACH	ELECTRIC	Utility - Electric	543041-53150	\$781.86	
							Check Total	<u>\$781.86</u>
							Fund Total	<u><u>\$92,172.30</u></u>
<hr/> SERIES 2018 DEBT SERVICE FUND - 200 <hr/>								
CHECK # 100334								
200	05/20/26	CENTURY FIRE PROTECTION LLC	40013058	FIRE EXTINGUISHER INSPECTION ANNUAL	R&M-General	546001-53970	\$225.00	
							Check Total	<u>\$225.00</u>
							Fund Total	<u><u>\$225.00</u></u>
							Total Checks Paid	<u><u>\$92,397.30</u></u>

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS	4/8/2026	2432049040826-ACH	\$319.82			TV & INTERNET SVCS
INFRAMARK LLC	4/30/2026	1166713	\$450.00			MANAGEMENT FEE APRIL 2024
Monthly Contract Subtotal			\$769.82			
Utilities						
BOCC	4/22/2026	042226-6494-ACH	\$1,418.15			WATER
BOCC	5/22/2026	052226-6494-ACH	\$1,564.84		\$2,982.99	WATER
TECO	5/7/2026	050726-7103-ACH	\$184.55			ELECTRIC
TECO	5/7/2026	050726-9291-ACH	\$2,698.63			ELECTRIC
TECO	5/7/2026	050726-1113-ACH	\$1,357.27		\$4,240.45	ELECTRIC
Utilities Subtotal			\$7,223.44			
Regular Services						
ADP INC	5/1/2026	050126-1870-ACH	\$20.40			adp
AIR-RICS AC LLC	5/12/2026	8222	\$394.00			AC maintenance
ASP POOL AND OUTDOOR SERVICES LLC	5/1/2026	31148	\$945.00			pool
ASP POOL AND OUTDOOR SERVICES LLC	5/12/2026	26531-2	\$454.17		\$1,399.17	AC
BLUE WAVE LIGHTING LLC	3/26/2026	313326	\$295.00			ELECTRIC
BUSINESS OBSERVER INC	5/15/2026	26-01690H	\$56.88			legal
CENTURY FIRE PROTECTION LLC	2/11/2026	40013058	\$225.00			FIRE EXTINGUISHER MAY 2026
COMPLETE IT CORP	5/1/2026	19971	\$99.00			subscription
COMPLETE IT CORP	5/20/2026	20097	\$1,539.60		\$1,638.60	hourly
COOPER POOLS INC	5/1/2026	2026-1445	\$1,400.00			pool
CROFTON'S PLUMBING & DRAIN SOLUTIONS INC	5/12/2026	66800085	\$3,304.00			plumbing
ER SERVICE & INVESTMENTS LLC	5/5/2026	INV00283	\$1,650.00			electrical troubleshoot lights
HAROLD ANTHONY SEABROOK	5/14/2026	051426-	\$34.80			BOARD MEETING

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	5/1/2026	178471	\$13,000.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	5/1/2026	178471	\$772.50			ACCT SVCS
INFRAMARK LLC	5/1/2026	178471	\$1,050.00			DISSEMINATION SVCS
INFRAMARK LLC	5/1/2026	178471	\$3,536.33	\$18,358.83		DIST MGMT
INFRAMARK LLC	5/6/2026	1166802	\$150.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	5/12/2026	1166899	\$125.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	5/14/2026	179181	\$1.48			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	5/19/2026	1168048	\$5,395.00		\$24,030.31	MANAGEMENT FEE APRIL 2024
JASON ROBARE	5/14/2026	051426-	\$34.80			mileage
JOHN STEVEN ZANIKOS	5/14/2026	051426-	\$34.80			SUPERVISOR FEES
PHANTOM FITNESS SERVICES	4/30/2026	04302026-CM	\$2,054.16			PREVENTIVE MAINTENANCE- PHANTOM FITNESS
PHANTOM FITNESS SERVICES	5/21/2026	05212026-CM	\$1,474.29		\$3,528.45	gym
SITEX AQUATICS LLC	5/1/2026	10996-B	\$1,096.95			AQUATIC MAINT.
STEADFAST CONTRACTORS ALLIANCE	5/6/2026	SA-23354	\$797.77			IRRIGATION REPAIRS
STRALEY ROBIN VERICKER	5/15/2026	28464	\$3,152.50			PROFESSIONAL SERVICES
TECO	5/7/2026	050726-3471-ACH	\$30.38			ELECTRIC
TECO	5/6/2026	050626-5825-ACH	\$11,624.70		\$11,655.08	ELECTRIC
TKOT ENTERPRISES LLC	6/1/2026	242552	\$650.00			IRRG
TRUIST BANK	4/19/2026	041926-0374	\$667.18			CC PURCHASES
TRUIST BANK	5/19/2026	051926-0374	\$82.37			OFFICE SUPPLIES
TRUIST BANK	5/19/2026	051926-0374	\$21.48			OFFICE SUPPLIES
TRUIST BANK	5/19/2026	051926-0374	\$86.23			PADLOCK FOR POOL ENCLOSURE
TRUIST BANK	5/19/2026	051926-0374	\$687.18	\$877.26	\$1,544.44	PAPER TOWELS, TAILET PAPER, GYM WIPES, GARBAGE BAGS
US BANK	4/24/2026	8163633	\$2,128.08			trustee
US BANK	4/24/2026	8163633	\$2,128.05	\$4,256.13	\$4,256.13	10/01/2026-03/31/2027
Regular Services Subtotal			\$61,199.08			
TOTAL			\$69,192.34			

April 8, 2026
 Invoice Number: 2432049040826
 Account Number: **8337 12 028 2432049**
 Security Code: **2900**
 Service At: 15231 MILLER CREEK DR
 SUN CITY CENTER FL 33573

Auto Pay Notice

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary *Service from 04/08/26 through 05/07/26
 details on following pages*

Previous Balance	319.88
Payments Received -Thank You!	-319.88
Remaining Balance	\$0.00
Spectrum Business™ TV	75.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	50.00
Other Charges	31.00
Taxes, Fees and Charges	23.82
Current Charges	\$319.82
<i>YOUR AUTO PAY WILL BE PROCESSED 04/25/26</i>	
Total Due by Auto Pay	\$319.82



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 08 04092026 NNNNNNNN 01 991887

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

April 8, 2026

Cypress Mill POA

Invoice Number: 2432049040826
 Account Number: 8337 12 028 2432049
 Service At: 15231 MILLER CREEK DR
 SUN CITY CENTER FL 33573

Total Due by Auto Pay **\$319.82**

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833712028243204900319822

Invoice Number: 2432049040826
Account Number: 8337 12 028 2432049
Security Code: 2900

Cypress Mill POA

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 08 04092026 NNNNNNNN 01 991887

Charge Details

Previous Balance		319.88
EFT Payment	03/25	-319.88
Remaining Balance		\$0.00

Payments received after 04/08/26 will appear on your next bill.

Service from 04/08/26 through 05/07/26

Spectrum Business™ TV

Spectrum Business TV		45.00
Spectrum Receivers	2 Receivers at 15.00 each	30.00
		\$75.00

Spectrum Business™ TV Total \$75.00

Spectrum Business™ Internet

Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Spectrum Business Internet		130.00
Advanced WiFi		10.00
		\$140.00

Spectrum Business™ Internet Total \$140.00

Spectrum Business™ Voice

Phone number (813) 938-4474		
Spectrum Business Voice		50.00
		\$50.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$50.00

Other Charges

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.39
State and Local Sales Tax	2.31
Federal Universal Service Fund	3.71
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	15.93
Taxes, Fees and Charges Total	\$23.82

Current Charges \$319.82
Total Due by Auto Pay \$319.82

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

Continued on the next page...

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

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



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



Cypress Mill POA
Invoice Number: 2432049040826
Account Number: 8337 12 028 2432049
Security Code: 2900

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 08 04092026 NNNNNNNN 01 991887

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

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

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

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

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

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

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

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

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



Invoice Number: Cypress Mill POA
2432049040826
Account Number:: 8337 12 028 2432049
Security Code: **2900**

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 08 04092026 NNNNNNNN 01 991887





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

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

Invoice Number	1166713
Invoice Date	4/30/2026
Due Date	5/30/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$450.00

Subtotal	\$450.00
Sales Tax	\$0.00
Total	\$450.00

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. 1166713 - DETAIL

INVOICE DATE: 4/30/2026

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										
	4/30/2026	4539127	CYMCCD District Area	General Maintenance; Application of environmentally safe, non-abrasive graffiti removal solutions suitable for playground equipment to avoid damage or discoloration	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	
				BWO Total	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	
				Invoice Total	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	



Hillsborough County Florida

CUSTOMER NAME CYPRESS MILL CDD	ACCOUNT NUMBER 2339396494	BILL DATE 04/22/2026	DUE DATE 05/13/2026
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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	03/20/2026	57748	04/21/2026	58652	90400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$273.01
Water Base Charge	\$80.39
Water Usage Charge	\$224.38
Sewer Base Charge	\$194.70
Sewer Usage Charge	\$639.13

Summary of Account Charges

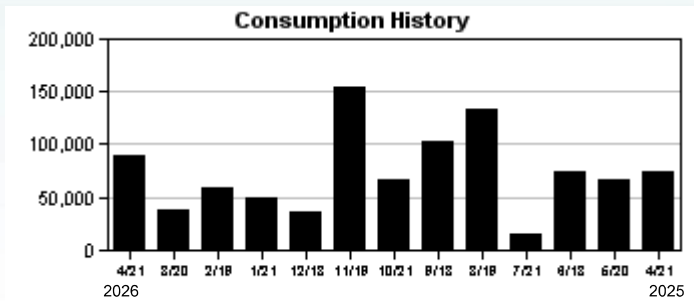
Previous Balance	\$718.88
Net Payments - Thank You	\$-718.88
Total Account Charges	\$1,418.15
AMOUNT DUE	\$1,418.15

Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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!



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

1,683 0

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	



0023393964947 00001418151



Hillsborough County Florida

CUSTOMER NAME CYPRESS MILL CDD	ACCOUNT NUMBER 2339396494	BILL DATE 05/22/2026	DUE DATE 06/12/2026
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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	04/21/2026	58652	05/20/2026	59652	100000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$302.00
Water Base Charge	\$80.39
Water Usage Charge	\$274.21
Sewer Base Charge	\$194.70
Sewer Usage Charge	\$707.00

Summary of Account Charges

Previous Balance	\$1,418.15
Net Payments - Thank You	\$-1,418.15
Total Account Charges	\$1,564.84
AMOUNT DUE	\$1,564.84

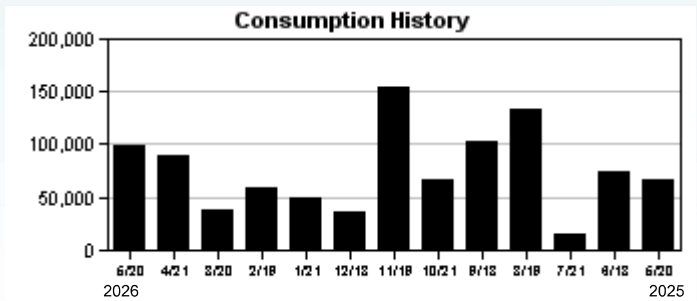
Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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!



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

1,649 0

DUE DATE	06/12/2026
Auto Pay Scheduled DO NOT PAY	



0023393964947 00001564848



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

Statement Date: May 07, 2026
 Agenda Page 90

Amount Due: **\$184.55**

Due Date: May 28, 2026

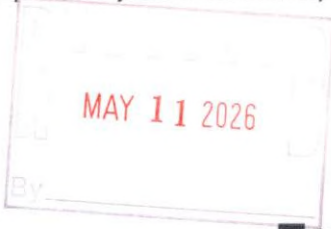
Account #: 211032557103

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$177.72
Payment(s) Received Since Last Statement	-\$177.72
Current Month's Charges	\$184.55
Amount Due by May 28, 2026	\$184.55

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 **5.56% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

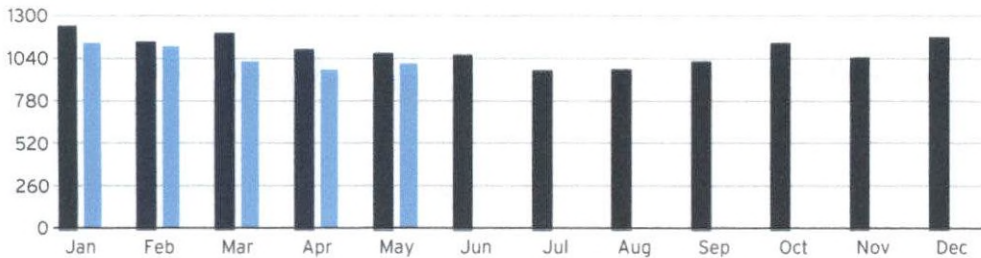
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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



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

Account #: 211032557103

Due Date: May 28, 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: **\$184.55**

Payment Amount: \$ _____

647680854299

Your account will be drafted on May 28, 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.

00003728-0008108-Page 9 of 12



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

Account #: 211032557103
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Meter Location: LIFT STATION

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: General Service - Non Demand

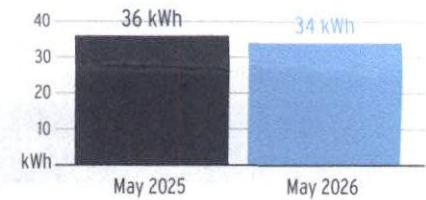
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000851610	05/01/2026	82,108	81,096	1,012 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,012 kWh @ \$0.09202/kWh	\$93.12
Fuel Charge	1,012 kWh @ \$0.03516/kWh	\$35.58
Storm Protection Charge	1,012 kWh @ \$0.00568/kWh	\$5.75
Clean Energy Transition Mechanism	1,012 kWh @ \$0.00418/kWh	\$4.23
Storm Surcharge	1,012 kWh @ \$0.02121/kWh	\$21.46
Florida Gross Receipt Tax		\$4.61
Electric Service Cost		\$184.55

Total Current Month's Charges \$184.55

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00003726-0006108-Page 10 of 12

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

Amount Due: \$2,698.63

Due Date: May 28, 2026

Account #: 221008949291

DO NOT PAY. Your account will be drafted on May 28, 2026

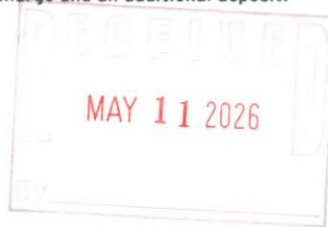
Account Summary

Current Service Period: April 02, 2026 - May 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 May 28, 2026	\$2,698.63

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



Scan here to view your account online.



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 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: \$ _____

690890500565

Your account will be drafted on May 28, 2026

00003730 FTECO105072623324310 00000 03 00000000 18336 002
CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

00003730-0008114-Page 1 of 4





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

Account #: 221008949291
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

Table with 2 columns: Charge Item and Amount. Includes Electric Charges, Lighting Service Items LS-2 (Bright Choices) for 30 days, and Total Current Month's Charges of \$2,698.63.

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$2,698.63

00003730-0008114-Page 2 of 4

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: Mail your payment in the enclosed envelope.
Credit or Debit Card: Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com.
Phone: Toll Free: 866-689-6469

Contact Us

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

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



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

Amount Due: \$1,357.27

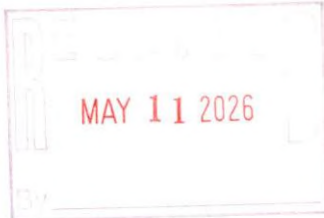
Due Date: May 28, 2026
Account #: 211030331113

DO NOT PAY. Your account will be drafted on May 28, 2026

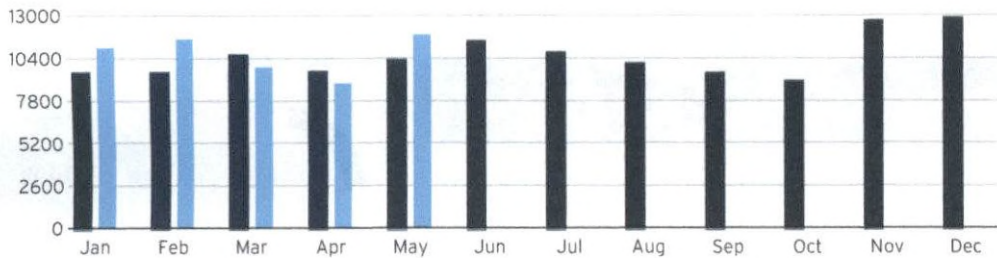
Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$1,116.13
Payment(s) Received Since Last Statement	-\$1,116.13
Current Month's Charges	\$1,357.27
Amount Due by May 28, 2026	\$1,357.27

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



Monthly Usage (kWh)



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

Your Energy Insight

- Your average daily kWh used was **15.7% higher** than the same period last year.
- Your peak billing demand was **12.9% lower** than the same period last year.



Scan here to view your account online.

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety



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

Account #: 211030331113
Due Date: May 28, 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: \$1,357.27

Payment Amount: \$ _____

661260994667

Your account will be drafted on May 28, 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.

00003728-0008106-Page 5 of 12



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

Account #: 211030331113
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

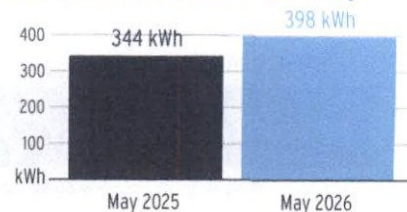
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000755286	05/01/2026	83,090	71,160	11,930 kWh	1	30 Days
1000755286	05/01/2026	27.15	0	27.15 kW	1	30 Days

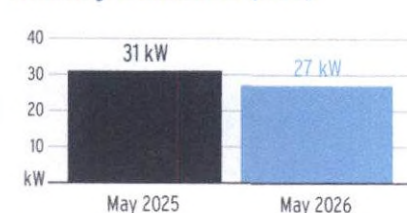
Charge Details

Charge Description	Rate	Amount
Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	27 kW @ \$19.06000/kW	\$514.62
Energy Charge	11,930 kWh @ \$0.00815/kWh	\$97.23
Fuel Charge	11,930 kWh @ \$0.03516/kWh	\$419.46
Capacity Charge	27 kW @ \$0.72000/kW	\$19.44
Storm Protection Charge	27 kW @ \$2.02000/kW	\$54.54
Energy Conservation Charge	27 kW @ \$0.79000/kW	\$21.33
Environmental Cost Recovery	11,930 kWh @ \$0.00072/kWh	\$8.59
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	11,930 kWh @ \$0.01035/kWh	\$123.48
Florida Gross Receipt Tax		\$33.93
Electric Service Cost		\$1,357.27

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 \$1,357.27

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

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00003728-0008106- Page 6 of 12



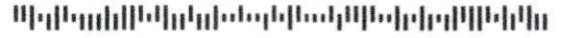
ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADVICE OF DEBIT
Agenda Page 96

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 720087743
Advice of Debit Date	: 05/01/2026
Advice of Debit Due Date	: 05/08/2026
Total Debited This Invoice	: \$20.40



0007246 01 MB 0.672 01 TR 00029 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

COMPANY CODE 0062-10-KPR

Processing Charges for
Period Ending Date: 04/09/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-KPR \$20.40

Total Debited \$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX8876 on 05/08/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



Air-Rics Air Conditioning And Heating

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

☎ (656) 264-6309
 ✉ alba.sanchez@inframark.com

JOB	#8222
SERVICE DATE	May 12, 2026
INVOICE DATE	May 12, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	May 12, 2026
AMOUNT DUE	\$394.00

CONTACT US

14137 Poke Ridge Dr
 Riverview, FL 33579

☎ (813) 455-8785
 ✉ Jeric86@gmail.com

Service completed by: Sonny Juarez

INVOICE

Services	qty	unit price	amount
A/C Service Call A service pro will come to your home to diagnose your Air Conditioner problem.	1.0	\$99.00	\$99.00
Dual MFD	1.0	\$295.00	\$295.00
Work Done No cool, the capacitor was below efficiency at 6.6/70, it was replaced and the system is up and cooling. The amps, psi's, and LRA are up to par.	1.0	\$0.00	\$0.00

Subtotal	\$394.00
Job Total	\$394.00
Amount Due	\$394.00

Thank you for your business and entrusting us to service you.
 CAC1819889

See our [Terms & Conditions](#)



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

Invoice #31148 05/01/2026

DUE ON 05/15/2026

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
05/01/2026 - 05/31/2026	Pool - Commerical Pool Service - SS (HOA)	0.54	\$1,750.00	\$945.00
	Splash Pad - Commerical Pool Service - SS (HOA)	1	\$0.00	\$0.00
	Subtotal			\$945.00
	Taxable Subtotal			\$0.00
	Discount			\$0.00
	Tax			\$0.00
	TOTAL			\$945.00
	BALANCE DUE			\$945.00

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.

Final Invoice 26531-2

Invoice Date May 12, 2026
Payment Due May 12, 2026



PREPARED BY

Daniel Adams
America's Swimming Pool Co - South Shore & South Tampa
(757) 647-0354
danieladams@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

Cypress Mill - Ruskin
15720 Miller Creek Drive, Ruskin, Florida 33573
<https://app.trusspayments.com/pay/ASPSouthShoreSouthTampa>

DESCRIPTION	QTY	TOTAL
Flow meter Replacement		\$454.17
Flow Meter 4" IPS	1 Each	
Labor - Commercial	1 Hours	
	TOTAL	\$454.17

PAYMENTS STARTING FROM **\$25/month** for a \$1,000 loan on Acorn [Learn More →](#)

Our payment portal is located at: <https://app.trusspayments.com/pay/ASPSouthShoreSouthTampa>

Please use your email address to login and pay your invoice(s).

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.

Blue Wave Lighting

Invoice 313326

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay

(813) 334-4827



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

JOB DESCRIPTION
GFCI Receptacle Replacement - Invoice for Cypress Mill CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Amenity Center</p> <p>Assess and troubleshoot electrical outlet (GFCI) not working</p> <p>Determined that GFCI is faulty and needs to be replaced</p> <p>COMPLETED: 3/26</p>	<p>\$295.00</p>
AMOUNT DUE	\$295.00

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

*** MAKE CHECK PAYABLE TO: BLUE WAVE LIGHTING**

Tim Gay

 PREPARED BY

3/26/2026

 DATE

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01690H

Date 05/15/2026

Attn:
Cypress Mill CDD - Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01690H Notice of Qualifying Period for Candidates for the Board of Supervisors RE: Cypress Mill CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26 Published: 5/15/2026	\$56.88
--	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$56.88

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Cypress Mill Community Development District will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the Office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 East Kennedy Boulevard, 16th Floor, Tampa, Florida 33602, (813)-272-5850 (votehillsborough.gov). All candidates shall qualify for individual Seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is a person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida, a registered voter in Hillsborough County, Florida, and who resides within the boundaries of the District. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Cypress Mill Community Development District has two (2) seats up for election, specifically **Seats 2 and 4.** Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Alba Sanchez, District Manager
May 15, 2026

26-01690H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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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. | **40013058**

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

Customer PO No. | Approved by Angela Savinon

Invoice For | **Inspection Job #46134707**
 (02/11/2026)

Transaction Date | 2/11/2026

Due Date | 3/14/2026 (Net 30)

Code	Item	Svc	Qty	Unit Price	Amt
EX-I-A	Annual Fire Extinguisher Inspection	EXT	1	\$225.00	\$225.00
GRAND TOTAL					\$225.00

Notes

Portable Extinguishers Inspection
 Annual Fire Extinguisher Inspection
 Deficiency: There are deficiencies on the report. Please see the report on the job.
 Technicians: Joseph Lovejoy and Kathrine Brashers
 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.

CLICK HERE TO MAKE YOUR PAYMENT ONLINE:

<https://pay.supplierpayments.com/payment>

EMAIL PAYMENT REMITTANCES TO:

ar@centuryfp.com



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 #	19971
Invoice Date	05-01-26
Balance Due	\$99.00

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

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



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

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

Invoice #	20097
Invoice Date	05-20-26
Balance Due	\$1,539.60

Item	Description	Unit Cost	Quantity	Line Total
Brivo ACS300	Brivo ACS300 IP/WiFi door controller for up to 2 wired Weigand or OSDP readers and wireless locks. Requires PoE+ or 12vdc linear power supply. Reader, battery & power supply, not included.	\$1,071.00	1.0	\$1,071.00
Tech Labor	Hourly Labor Service Minimum 2-hours	\$165.00	2.0	\$330.00
PoE Over 2-wire Retrofit Extender	(none)	\$138.60	1.0	\$138.60

Subtotal	\$1,539.60
Tax	\$0.00
Invoice Total	\$1,539.60
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,539.60

Invoice Ticket

Ticket Date	Wed 04-29-26 09:23 AM
Ticket #	12895
Subject	Change Order- ACS300 for back gates

Ticket Issue

Initial Issue	
Wed 04-29-26 09:23 AM	Installing a ACS300 to hook the back gates up. We are using a 2 wire for network.
Michael Fernandez	

Ticket Comments

Date	Comment
Note Mon 05-11-26 12:27 PM Jacob Macy	Installed 300 in electrical box, used gazebo line going to main PS as runner for tx poe. Used 12v plugs to power buttons and as common to door lock relay. Wired mags through buttons inside electrical box. Tested both doors.
Initial Issue Wed 04-29-26 09:23 AM Michael Fernandez	Installing a ACS300 to hook the back gates up. We are using a 2 wire for network.

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Cypress Mill CDD

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

Ship to
Cypress Mill CDD
880 Cypress Village Blvd
Greater Sun City Center, FL
33543

Invoice details

Invoice no.: 2026-1445
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance Prorated Start Date May 15	1	\$1,400.00	\$1,400.00

Total \$1,400.00

Ways to pay



[View and pay](#)



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

Invoice 66800085
Invoice Date 5/12/2026
Completed Date 5/12/2026
Technicians Dewey Martin
 Jon Crofton

Customer PO
Payment Term Due Upon Receipt
Due Date 5/12/2026
Job Address
 Cypress Mill CDD 15231 Miller
 15231 Miller Creek Dr
 Sun City Center, FL 33573 USA

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

Description of Work

Please see description for full scope of work: All work was completed 5/12/2026
 Customer has multiple leaks at multiple different toilets in both men's and women's bathroom.

There are five toilets in the women's restroom. Starting from right to left issues are as followed:

1. Very stiff handle, leak at vacuum breaker, leak at spud.
2. Very stiff handle, leak at spud.
- 3.(Handicap) Very stiff handle, leak at handle, leak at vacuum breaker, leak at spud.
4. very stiff handle, leak at vacuum breaker.
5. Very stiff handle, leak at vacuum breaker.

There are two toilets and two urinals in men's bathroom. both urinals are in good working condition with no signs of any leaks. however, with the two toilets issues are as followed:

First stall has a leak at the spud.
 Handicap stall has a leak at the handle.

All of the toilets are the same American standard model. It is my recommendation that we completely replace all components to the toilets, including the spuds. As not only are multiple points leaking, but every toilet in the women's bathroom had a stiff handle which unless manipulated with force produced a weak flush.

Task #	Description	Quantity	Your Price	Your Total
TUR-130	Upon inspection of the women's & men's restrooms, each toilet has one or more issues from leaks to stiff parts. We recommend replacing the entire flush valve at each toilet to eliminate issues. Plumbers will furnish & install seven (7) Sloan flush valve assemblies; five (5) in the women's restroom & two (2) in the men's restroom. Price includes materials & labor. Does not include any unforeseen circumstances.	7.00	\$497.00	\$3,479.00
DISCT	Discount given if all seven (7) valves are installed in one trip.	7.00	-\$25.00	-\$175.00
			Sub-Total	\$3,304.00
			Tax	\$0.00
			Total Due	\$3,304.00
			Balance Due	\$3,304.00

Thank you for choosing Crofton's Plumbing, Inc.

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

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

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

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





ER Service and investments Llc

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

Agenda Page 111 **FACTURA**
INV00283

FECHA
05/05/2026

VENCIMIENTO
Vence al recibir

SALDO DEUDOR
USD \$1,650.00

CLIENTE

Cypress Mill CDD

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

ARTÍCULO	TARIFA	CANT.	TOTAL
SCOPE OF WORK	\$1,650.00	1	\$1,650.00

ER Service & Investments LLC will perform the following:
Troubleshoot existing circuits from the electrical panel
Inspect and trace wiring through attic junction boxes
Identify incorrect constant power connection
Disconnect and isolate improper feed
Reconnect pool area lighting to a circuit controlled by the existing timer
Test system operation to ensure proper automatic control

TOTAL COST
\$1,650.00

Payment terms: Due upon completion of the work.

NOTES

Work involves attic access and tracing of existing circuits
This work will restore proper control of the pool lighting system and ensure safe and reliable operation.

Thank you for your trust.
Best regards,
Elías Ramos
ER Service & Investments LLC

TOTAL

\$1,650.00

SALDO DEUDOR

USD \$1,650.00

Información De Pago

Escanea este código para pagar en línea



INSTRUCCIONES DE PAGO

50% in advance

50% when work is done

POR CHEQUE

er service and investments llc

CHECK REQUEST FORM :

Association:	<i>CYPRESS MILL CDD</i>
Date:	<i>5.14.2026</i>
Payable To:	<i>ANTHONY SEABROOK</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>



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

178471

DATE

5/1/2026

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

5/1/2026

Services provided for the Month of: May 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.



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

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

Invoice Number	1166802
Invoice Date	5/6/2026
Due Date	6/5/2026

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. 1166802 - DETAIL

INVOICE DATE: 5/6/2026

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										
	5/4/2026	4542467	CYMCDD District Area	General Porter Service; Dog and Park Trash Cans-May 2026	\$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	



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

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

Invoice Number	1166899
Invoice Date	5/12/2026
Due Date	6/11/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$125.00

Subtotal	\$125.00
Sales Tax	\$0.00
Total	\$125.00

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. 1166899 - DETAIL

INVOICE DATE: 5/12/2026

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										
	5/11/2026	4550572	CYMCDD District Area	General Maintenance; Repair Damaged Fence Dead End on King Creek Drive- Estimate # 1087	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
				BWO Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
				Invoice Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

179181

DATE

5/14/2026

CUSTOMER ID

C2296

NET TERMS

Due On Receipt

PO#

DUE DATE

5/14/2026

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
Postage	2	Ea	0.74		1.48
Subtotal					1.48

Subtotal	\$1.48
Tax	\$0.00
Total Due	\$1.48

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	
-------------------------	--

Invoice Number	1168048
Invoice Date	5/19/2026
Due Date	6/18/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$5,395.00

Subtotal	\$5,395.00
Sales Tax	\$0.00
Total	\$5,395.00

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. 1168048 - DETAIL

INVOICE DATE: 5/19/2026

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										
	5/15/2026	4557496	CYMCDD District Area	General Maintenance; Building Furniture for the district clubhouse. Building Approx 20 Boxes of Furniture	\$0.00	\$0.00	\$225.00	\$0.00	\$225.00	N
	5/15/2026	4557549	CYMCDD District Area	General Maintenance; Repair Fencing at Dog Park on King Creek Drive	\$0.00	\$0.00	\$295.00	\$0.00	\$295.00	N
	5/18/2026	4559375	CYMCDD District Area	General Maintenance; Remove and Replace 50 Feet of Damaged fence adjacent to Camp Island AVE	\$0.00	\$0.00	\$4,875.00	\$0.00	\$4,875.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$5,395.00	\$0.00	\$5,395.00	
				BWO Total	\$0.00	\$0.00	\$5,395.00	\$0.00	\$5,395.00	
				Invoice Total	\$0.00	\$0.00	\$5,395.00	\$0.00	\$5,395.00	

CHECK REQUEST FORM :

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

Date:	<i>5.14.2026</i>
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Payable To:	<i>JASON ROBARE</i>
--------------------	---------------------

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>
----------------	--

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>5.14.2026</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>
----------------	--

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>
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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: 04/30/2026
INV#04302026-CM
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Preventative Maintenance	1	\$ 414.38	\$ 414.38
Labor	5	\$ 105.00	\$ 525.00
Cable Replacement	2	\$ 295.00	\$ 590.00
Pulley Replacement	1	\$ 395.00	\$ 395.00
Replacement Hardware	2	\$ 17.00	\$ 34.00
		Subtotal	\$ 1,958.38
		Shipping	\$ 95.78
		Tax	Exempt
		Total	\$ 2,054.16

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: 05/21/2026
INV#05212026-CM
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Preventative Maintenance	1	\$ 414.38	\$ 414.38
Labor	4	\$ 105.00	\$ 420.00
Cable and Harness Replacement	1	\$ 295.00	\$ 295.00
Long Bar Attachment	1	\$ 215.00	\$ 215.00
Replacement Hardware	3	\$ 17.00	\$ 51.00
		Subtotal	\$ 1,395.38
		Shipping	\$ 78.91
		Tax	Exempt
		Total	\$ 1,474.29

Notes: Repairs complete.

Thank you!

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.: 10996-b
 Terms: Net 30
 Invoice date: 05/01/2026
 Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 11 Waterways	1	\$1,065.00	\$1,065.00
2.		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 #
5/6/2026	SA-23354

**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
	25172			Net 30	SM1039 Cypress Mill CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	This Invoice reflects the work completed to resolve an issue with Zone 3 on the Amenity Controller. Zone 3 is connected to a 4 station decoder, which was determined to be faulty and required replacement and with a solenoid for Valve 3. The 4 station decoder and solenoid have been replaced, and the new decoder has been successfully programmed to the controller. The system has been tested, service has been completed.		0.00		0.00
1	Irrigation Parts - Hunter ICD400 Decoder and Rainbird Solenoid		542.77		542.77
3	Irrigation Labor to complete repair		85.00		255.00

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

Total	\$797.77
Payments/Credits	\$0.00
Balance Due	\$797.77

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 15, 2026
 Client: 001503
 Matter: 000001
 Invoice #: 28464

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM FLOCK REPRESENTATIVE AND DISTRICT CHAIR REGARDING LICENSING AND MAINTENANCE SERVICES; REVIEW PROPOSAL FROM FLOCK AND PREPARE SECURITY SYSTEM LICENSING AND SERVICES AGREEMENT.	1.8	\$585.00
4/2/2026	MB	CORRESPONDENCE TO DISTRICT MANAGER AND DISTRICT CHAIR REGARDING FLOCK PROPOSAL.	0.3	\$97.50
4/8/2026	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$130.00
4/9/2026	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING; REVIEW AND FINALIZE SECURITY SYSTEM LICENSING AND SERVICE AGREEMENT WITH FLOCK SAFETY.	2.9	\$942.50
4/13/2026	MB	REVIEW VENDOR PROPOSAL AND CORPORATE INFORMATION; PREPARE POOL MAINTENANCE SERVICES AGREEMENT WITH COOPER POOLS.	1.6	\$520.00
4/16/2026	MB	CONFERENCE CALL WITH C. HILLHOUSE FROM FLOCK REGARDING SURVIELLANCE CAMERA AGREEMENT WITH FLOCK; REVIEW AND REVISE AGREEMENT.	0.7	\$227.50
4/24/2026	MB	REVIEW RESOLUTION SETTING PUBLIC HEARING FOR BUDGET FISCAL YEAR 2027.	0.2	\$65.00
4/30/2026	MB	REVIEW VENDOR PROPOSAL AND CORPORATE INFORMATION; PREPARE POND BANK EROSION REPAIR AGREEMENT WITH CONSOLIDATED LAND SERVICES.	1.8	\$585.00
Total Professional Services			9.7	\$3,152.50

Total Services	\$3,152.50	
Total Disbursements	\$0.00	
Total Current Charges		\$3,152.50
Previous Balance		\$4,042.50
<i>Less Payments</i>		<i>(\$4,042.50)</i>
PAY THIS AMOUNT		\$3,152.50

Please Include Invoice Number on all Correspondence



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

Statement Date: May 07, 2026
 Agenda Page: 131

Amount Due: \$30.38

Due Date: May 28, 2026

Account #: 211029203471

DO NOT PAY. Your account will be drafted on May 28, 2026

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.

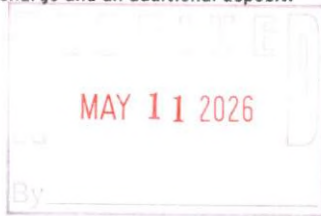
Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$29.36
Payment(s) Received Since Last Statement	-\$29.36
Current Month's Charges	\$30.38
Amount Due by May 28, 2026	\$30.38

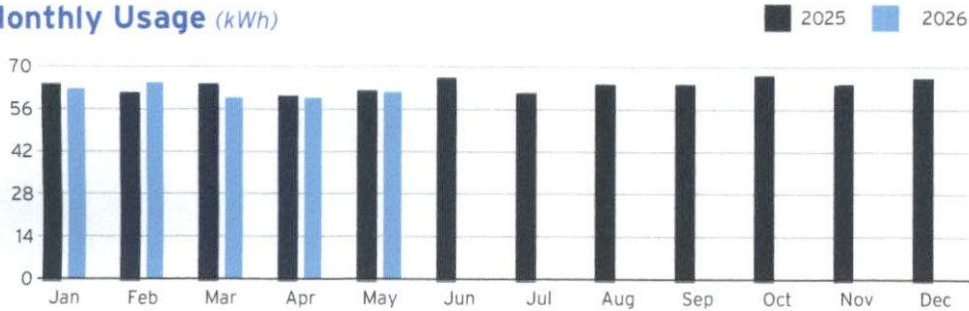
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety



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

Account #: 211029203471

Due Date: May 28, 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: \$30.38

Payment Amount: \$ _____

651384508445

Your account will be drafted on May 28, 2026



00003728 FTECO105072623324310 00000 03 00000000 18334 006
 CYPRESS MILL COMMUNITY DEVELOPMENT
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607-6008

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

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

00003728-0008104- Page 1 of 12



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

Account #: 211029203471
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: General Service - Non Demand

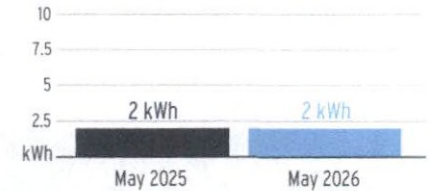
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851313	05/01/2026	2,040	1,978		62 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	62 kWh @ \$0.09202/kWh	\$5.71
Fuel Charge	62 kWh @ \$0.03516/kWh	\$2.18
Storm Protection Charge	62 kWh @ \$0.00568/kWh	\$0.35
Clean Energy Transition Mechanism	62 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	62 kWh @ \$0.02121/kWh	\$1.32
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.38

Total Current Month's Charges \$30.38

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00003728-0008104-Page 2 of 12

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
2005 PAN AM CIRCLE SUITE 300,
TAMPA, FL 33607

Statement Date: May 06, 2026

Amount Due: \$11,623.73

Due Date: May 20, 2026
Account #: 321000025825

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

Your Locations With
The Highest Usage

- 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225 **3,726 KWH**
- 6924 KING CREEK DR, RUSKIN, FL 33573-0217 **2,010 KWH**

Account Summary

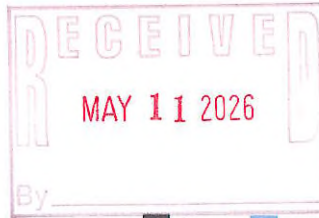
Previous Amount Due	\$11,650.28
Payment(s) Received Since Last Statement	-\$11,651.25
Credit Balance After Payments and Credits	-\$0.97
Current Month's Charges	\$11,624.70

Amount Due by May 20, 2026 **\$11,623.73**

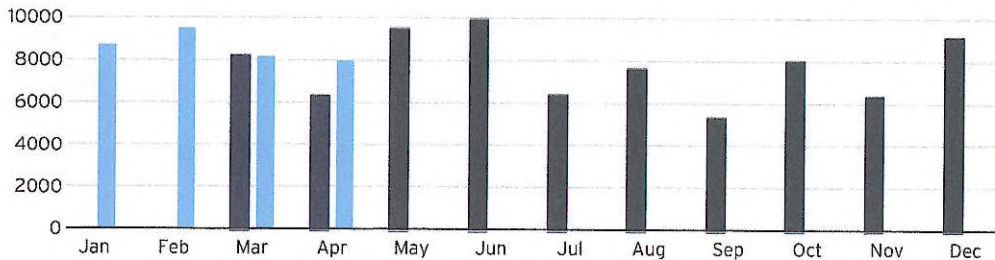
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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: May 20, 2026

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

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

Amount Due: \$11,623.73

Payment Amount: \$ _____

700750003791

Your account will be
drafted on May 20, 2026

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

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

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

00000030-0000323-Page 3 of 18

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	04/06/2026	33,310		32,573		737 kWh	1	32 Days	\$153.22
									▲ 1.7%

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

Sub-Account Number: 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	04/01/2026	99,564		98,155		1,409 kWh	1	29 Days	\$248.32
									▲ 2.8%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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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	04/01/2026	49,048		45,322		3,726 kWh	1	29 Days	\$624.39
									<input checked="" type="checkbox"/> 2.1%

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	04/06/2026	5,153		5,069		84 kWh	1	32 Days	\$38.27
									<input type="checkbox"/> 7.7%

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

Sub-Account Number: 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	04/01/2026	1,327		1,260		67 kWh	1	29 Days	\$33.09
									<input type="checkbox"/> 0.0%

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

Sub-Account Number: 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	04/01/2026	0		0		0 kWh	1	29 Days	\$21.29

Service Address: CYPRESS MILLER CREEK PHIC2, 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	04/01/2026	41,496		39,486		2,010 kWh	1	29 Days	\$375.10
									<input checked="" type="checkbox"/> 7.2%

Total Current Month's Charges

\$11,624.70





Sub-Account #: 211017895700
Statement Date: 05/01/2026

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

Service Period: 03/06/2026 - 04/06/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

00000030-0000324-Page 6 of 18



Sub-Account #: 211018054091
Statement Date: 05/01/2026

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

Service Period: 03/04/2026 - 04/01/2026

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 →

0000030-000325-Page 7 of 18




Sub-Account #: 211018054091
Statement Date: 05/01/2026

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

Service Period: 03/04/2026 - 04/01/2026

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 →

00000030-0000325-Page 8 of 18



Sub-Account #: 211020388099
Statement Date: 05/01/2026

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

Service Period: 03/04/2026 - 04/01/2026

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

00000030-0000326-Page 9 of 18

Current Month's Electric Charges \$1,534.66

Billing information continues on next page →



Sub-Account #: 211022240322
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/06/2026 - 04/06/2026

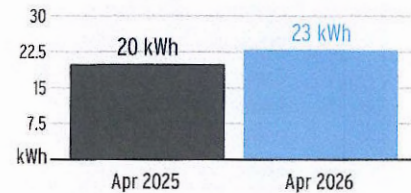
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000842803	04/06/2026	33,310	32,573	737 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	737 kWh @ \$0.09202/kWh	\$67.82
Fuel Charge	737 kWh @ \$0.03516/kWh	\$25.91
Storm Protection Charge	737 kWh @ \$0.00568/kWh	\$4.19
Clean Energy Transition Mechanism	737 kWh @ \$0.00418/kWh	\$3.08
Storm Surcharge	737 kWh @ \$0.02121/kWh	\$15.63
Florida Gross Receipt Tax		\$3.53
Electric Service Cost		\$141.28
State Tax		\$11.94
Total Electric Cost, Local Fees and Taxes		\$153.22

Avg kWh Used Per Day



Current Month's Electric Charges \$153.22

Billing information continues on next page →

00000030-0000326- Page 10 of 18



Sub-Account #: 221006350658
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

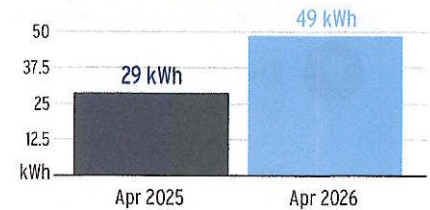
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	04/01/2026	99,564		98,155		1,409 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,409 kWh @ \$0.09202/kWh	\$129.66
Fuel Charge	1,409 kWh @ \$0.03516/kWh	\$49.54
Storm Protection Charge	1,409 kWh @ \$0.00568/kWh	\$8.00
Clean Energy Transition Mechanism	1,409 kWh @ \$0.00418/kWh	\$5.89
Storm Surcharge	1,409 kWh @ \$0.02121/kWh	\$29.88
Florida Gross Receipt Tax		\$6.21
Electric Service Cost		\$248.32

Avg kWh Used Per Day



Current Month's Electric Charges **\$248.32**

Billing information continues on next page →

00000030-0000327-Page 11 of 18



Sub-Account #: 221006361218
 Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

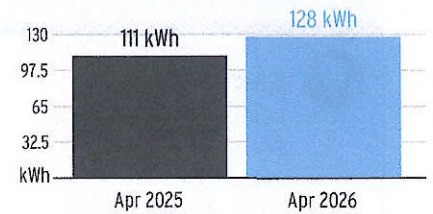
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	04/01/2026	49,048		45,322		3,726 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,726 kWh @ \$0.09202/kWh	\$342.87
Fuel Charge	3,726 kWh @ \$0.03516/kWh	\$131.01
Storm Protection Charge	3,726 kWh @ \$0.00568/kWh	\$21.16
Clean Energy Transition Mechanism	3,726 kWh @ \$0.00418/kWh	\$15.57
Storm Surcharge	3,726 kWh @ \$0.02121/kWh	\$79.03
Florida Gross Receipt Tax		\$15.61
Electric Service Cost		\$624.39



Current Month's Electric Charges \$624.39

Billing information continues on next page →

00000030-0000327-Page 12 of 18



Sub-Account #: 221007463708
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/06/2026 - 04/06/2026

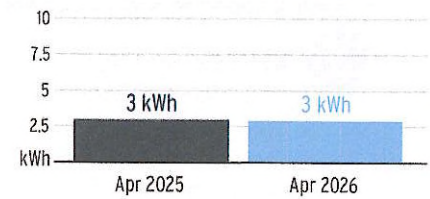
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	04/06/2026	5,153		5,069		84 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	84 kWh @ \$0.09202/kWh	\$7.73
Fuel Charge	84 kWh @ \$0.03516/kWh	\$2.95
Storm Protection Charge	84 kWh @ \$0.00568/kWh	\$0.48
Clean Energy Transition Mechanism	84 kWh @ \$0.00418/kWh	\$0.35
Storm Surcharge	84 kWh @ \$0.02121/kWh	\$1.78
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.29
State Tax		\$2.98
Total Electric Cost, Local Fees and Taxes		\$38.27

Avg kWh Used Per Day



0000030-0000328-Page 13 of 18

Current Month's Electric Charges **\$38.27**

Billing information continues on next page →



Sub-Account #: 221007640941
Statement Date: 05/01/2026

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

Meter Read

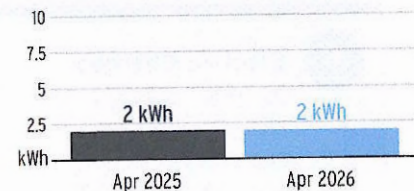
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000836071	04/01/2026	1,327	1,260	67 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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

Current Month's Electric Charges \$33.09

Billing information continues on next page →

00000030-0000328- Page 14 of 18



Sub-Account #: 221007706890
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

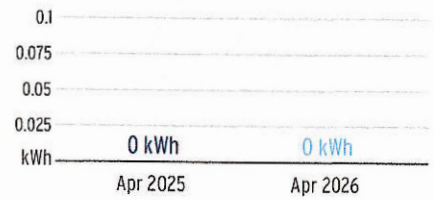
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	04/01/2026	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



0000030-000028-Page 15 of 18

Current Month's Electric Charges **\$21.29**

Billing information continues on next page →




Sub-Account #: 221007832001
 Statement Date: 05/01/2026

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

Service Period: 03/04/2026 - 04/01/2026

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 →

00000030-0000329- Page 16 of 18



Sub-Account #: 221008279970
Statement Date: 05/01/2026

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

Service Period: 03/04/2026 - 04/01/2026

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 →

00000030-0000330-Page 17 of 18



Sub-Account #: 221008607857
 Statement Date: 05/01/2026

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

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

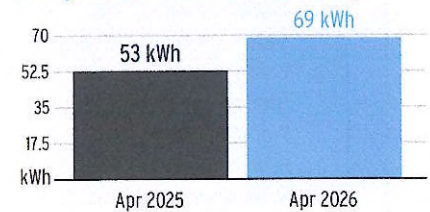
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	04/01/2026	41,496		39,486		2,010 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2,010 kWh @ \$0.09202/kWh	\$184.96
Fuel Charge	2,010 kWh @ \$0.03516/kWh	\$70.67
Storm Protection Charge	2,010 kWh @ \$0.00568/kWh	\$11.42
Clean Energy Transition Mechanism	2,010 kWh @ \$0.00418/kWh	\$8.40
Storm Surcharge	2,010 kWh @ \$0.02121/kWh	\$42.63
Florida Gross Receipt Tax		\$8.65
Electric Service Cost		\$345.87
State Tax		\$29.23
Total Electric Cost, Local Fees and Taxes		\$375.10

Current Month's Electric Charges

\$375.10

Total Current Month's Charges

\$11,624.70

JAN-PRO of Tampa Bay

Invoice No.

PO Box 340271
Tampa FL 33694

6/1/2026 242552

Service Address:

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

Bill To:

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

P.O. #	Terms	F.O.
	Net 15	0686

<u>DESCRIPTION:</u>	<u>AMOUNT:</u>
Regular Janitorial Service from 06/01/2026 to 06/30/2026	650.00

Please Remit Payment To:

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

Sales Tax (7.5%)	\$0.00
TOTAL	\$650.00
Payments/Credits	\$0.00
Balance Due	\$650.00



CYPRESS MILL CMNTY DEV DISTRICT

Business Visa



Page 1 of 4

Billing cycle 03/25/26 - 04/19/26

Account number ending in 0374

Account summary

Previous balance		\$0.00
Payments & other credits	-	\$0.00
Purchases & other charges	-	\$667.18
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$667.18

Credit limit	\$10,000.00
Available credit	\$9,332.82
Available for cash advance	\$0.00
Statement closing date	04/19/2026
Days in billing cycle	26

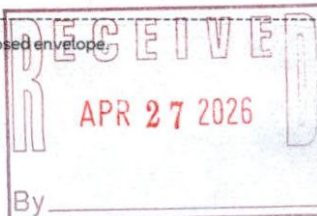
Questions?

- Visit truist.com
- Call 844-4TRUIST (844-487-8478)
- International collect 910-914-8250
- Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Please detach bottom portion and submit with payment using enclosed envelope.



Account number ending in	0374
Statement closing date	04/19/26
New balance	\$667.18
Minimum payment due	\$20.00
Payment due Date	05/14/26
Amount enclosed	\$

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

480000586915400000000000000020000000000066718

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

CYPRESS MILL CMNTY DEV DISTRICT
ERIC DAVIDSON
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

**N0000410



59037479561301756141187190374



CYPRESS MILL CMNTY DEV DISTRICT

Page 3 of 4

Billing cycle 03/25/26 - 04/19/26

Business Visa

Account number ending in 0374

Cardholder activity

Total cardholder new activity: \$667.18

Tran date	Post date	Reference number	Transaction description	Amount
ANGELA SAVINON			Account number ending in 6112	Total: \$667.18
04/09	04/10	24164076099105441378784	QUILL CORPORATION quill.com SC	\$167.43
04/10	04/12	24164076100105441333182	QUILL CORPORATION quill.com SC	\$158.41
04/10	04/10	24692166100405546018617	AMAZON MKTPL*BC69U0HP0 Amzn.com/billWA	\$106.36
04/10	04/12	24692166100406192434595	AMAZON MKTPL*B795D3OS1 Amzn.com/billWA	\$234.98

Interest charge calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	0.00%	0.00000% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate
(D) = Daily, (M) = Monthly

Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

Order Summary

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

Ship to	Payment method	Order Summary	
Cypress Mill CDD 15231 Miller Creek Dr Sun City Center, FL 33573 United States	Visa ending in 6112 View related transactions	Item(s) Subtotal:	\$109.85
		Shipping & Handling:	\$6.99
		Free Shipping:	-\$6.99
		Promotion Applied:	-\$3.49
		Total before tax:	\$106.36
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$106.36

Arriving Sunday



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

Sold by: [TazzaDirect](#)
\$39.99

Arriving tomorrow



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

Sold by: [DeskPower](#)
\$34.93

[Back to top](#)

Credit Card Purchase Receipt



PO Box 37600
Philadelphia, PA 19101-0600

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

Sold To:

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

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

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

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

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

Always happy to help
 800.982.3400 invoice@quill.com

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

Merchandise Amt	\$167.43
Tax:	\$0.00
Shipping:	Free
This amount has been charged to your credit card:	\$167.43



THIS IS A RECEIPT FOR YOUR CREDIT CARD PURCHASE

Pending settlement from your financial institution.

Credit Card Purchase Receipt



PO Box 37600
Philadelphia, PA 19101-0600

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

Sold To:

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

Ship To:

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

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

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

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



Always happy to help



800.982.3400 ✉ invoice@quill.com

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

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

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



THIS IS A RECEIPT FOR YOUR CREDIT CARD PURCHASE

Pending settlement from your financial institution.

Order Summary

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

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

Arriving Wednesday



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

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

Arriving tomorrow



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

Sold by: FrameFlow Store
\$99.99


[Back to top](#)

Order Summary

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

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

Arriving Sunday




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

Sold by: TazzaDirect

\$39.99

Arriving tomorrow



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

Sold by: DeskPower

\$34.93

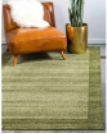
[Back to top](#)

Order Summary

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

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

Arriving Wednesday




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

Sold by: Amazon.com

Supplied by: Other

\$174.99

Arriving tomorrow



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

Sold by: FrameFlow Store

\$99.99

[Back to top](#)



CYPRESS MILL CMNTY DEV DISTRICT

Page 3 of 4

Billing cycle 04/20/26 - 05/19/26
Account number ending in 0374

Business Visa

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
CYPRESS MILL CMNTY DEV DISTRICT			Account number ending in 0374	Total: \$20.00
05/14	05/14		LATE PAYMENT FEE	\$20.00

Cardholder activity

Total cardholder new activity: \$190.08

Tran date	Post date	Reference number	Transaction description	Amount
ANGELA SAVINON			Account number ending in 6112	Total: \$190.08
04/25	04/27	24164076116105441184314	QUILL CORPORATION quill.com SC	\$82.37
04/25	04/27	24164076116105441184322	QUILL CORPORATION quill.com SC	\$21.48
05/15	05/17	24692166136400254018683	THE HOME DEPOT 6951 RUSKIN FL	\$86.23

Interest charge calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	0.00%	0.00000% (D)	\$759.42	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate
(D) = Daily, (M) = Monthly

Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.



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

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

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

Merchandise Amt \$82.37
Tax: \$0.00
Shipping: Free

**This amount has been charged
to your credit card: \$82.37**



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



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 \$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.



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



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://Quill.com/myaccount).

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.

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



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](http://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.



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8163633



000001901 02 SP 106481842631327 S

Cypress Mill CDD
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8163633
Account Number: 243517000
Invoice Date: 04/24/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Cypress Mill CDD
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2020, ASSESSMENT AREA TWO

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**CYPRESS MILL COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS SERIES
2020, ASSESSMENT AREA TWO**

Invoice Number: 8163633
Account Number: 243517000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 243517000
Invoice # 8163633
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8163633
 Invoice Date: 04/24/2026
 Account Number: 243517000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

Agenda Page 171

**CYPRESS MILL COMMUNITY DEVELOPMENT
 DISTRICT SPECIAL ASSESSMENT BONDS SERIES
 2020, ASSESSMENT AREA TWO**

Accounts Included 243517000 243517001 243517002 243517003 243517004 243517005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$3,950.00
Incidental Expenses 04/01/2026 to 03/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



Cypress Mills CDD
Cash Flow Projection
5/31/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	545,158.00	1.98%
Less: Current Outstanding AP	(12,917.07)	
Estimated Cash Available Today	532,240.93	
 Outstanding FY26 Tax Roll	 1,651.40	 <i>last distribution received on 5/15/26</i>
 Estimated Total Cash Available with Tax Roll	 <u>533,892.33</u>	
 <u>Projections:</u>		
Monthly Average Spend - 4 months June-Sept	89,207.75	
 Total Monthly Average Spend	 89,207.75	
 Average Spend to YE (4 months June -September)	 (356,831.00)	
 Expected Cash Flow at YE (9/30/26)	 177,061.33	
 Average Spend 1st QTR FY27 (1 mos avg spend)	 91,403.04	
 Expected Need through 1st QTR FY27	 85,658.29	
 <i>*tax roll revenue for the new FY is received in December</i>		