INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cypress Mill Community Development District

August 13, 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 Zanikos, 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
Mason Leon, On-Site Manager
Kareen Baker, District Admin

Regular Meeting Agenda

Thursday, August 13, 2026, at 9:30 a.m.

The Regular Meeting of the **Cypress Mill Community Development District** will be held on **August 13, 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. **PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET AND LEVYING OF ASSESSMENTS**
   A. Open the Public Hearing
   B. Presentation of the Fiscal Year 2027 Approved Proposed Budget
   C. Close the Public Hearing
   D. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget
   E. Consideration of Resolution 2026-08, Levying of O&M Assessments
5. **SPECIAL BUSINESS ITEMS**
   A. Review of Resume from Timery Shante Torres for Vacant Board Seat
   B. Discussion of New Supervisor for Vacant Board Seat #1
   C. Oath of Office for Newly Elected Supervisor
   D. Consideration of Resolution 2026-09, Designation of Officers
6. **STAFF REPORTS**
   A. Inframark July 2026 Field Inspection
   B. District Counsel
   C. District Engineer
   D. Aquatic Report
   E. District Manager

F. Onsite-Site Manager

7. **BUSINESS ITEMS**

   A. Consideration of Resolution 2026-10, Adopting Fiscal Year 2027 Meeting Schedule

   B. Consideration of Resolution 2026-11, Adopting Goals and Objectives for Fiscal Year 2027

   C. Consideration of APG Electric Estimate #462 – Clubhouse Miscellaneous Electrical

8. **BUSINESS ADMINISTRATION**

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

   B. Review of Financial Snapshot and Cash Flow Analysis as of June 30, 2026

   C. Approval of June 2026 Check Register with Invoices

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

10. **AUDIENCE COMMENTS**

11. **ADJOURNEMENT**

The next Regular Meeting is scheduled for Thursday, September 10, 2026, at 9:30 a.m.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cypress Mill
Community Development District

FISCAL YEAR 2027

Approved Budget

August 6th, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Cypress Mill
Community Development District

Table of Contents

Cypress Mill

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$5,653.00	$0.00	$5,653.00	0%	$0.00
Special Assmnts- Tax Collector	$1,070,493.00	$1,059,731.00	$10,762.00	$1,070,493.00	0%	$1,138,824.47
Special Assmnts- Discounts	$0.00	$200.00	$0.00	$200.00	0%	-$45,552.98
Rental Income	$0.00	$1,300.00	$0.00	$1,300.00	0%	$1,300.00
Interest Tax Collector	$0.00	$2,265.00	$0.00	$2,265.00	0%	$2,265.00
TOTAL REVENUES	**$1,070,493.00**	**$1,069,149.00**	**$10,762.00**	**$1,079,911.00**	**1%**	**$1,096,836.49**
EXPENDITURES						
Administrative						
Supervisor Fees	$24,000.00	$6,800.00	$17,200.00	$24,000.00	0%	$24,000.00
Onsite Staff			$0.00	$0.00	0%	$156,000.00
District Management	$42,436.00	$21,218.00	$30,412.47	$51,630.47	22%	$44,557.00
Accounting Services	$9,270.00	$3,863.00	$5,407.00	$9,270.00	0%	$9,270.00
Website Administration	$1,500.00	$99.00	$1,401.00	$1,500.00	0%	$1,500.00
District Engineer	$5,000.00	$138.00	$4,862.00	$5,000.00	0%	$5,000.00
District Counsel	$7,500.00	$12,927.00	$18,528.70	$31,455.70	319%	$10,000.00
ProfServ-Trustee Fees	$12,300.00	$8,512.00	$3,788.00	$12,300.00	0%	$12,300.00
Auditing Services	$8,100.00	$3,773.00	$4,327.00	$8,100.00	0%	$8,100.00
Postage, Phone, Faxes, Copies	$2,000.00	$24.00	$1,976.00	$2,000.00	0%	$2,000.00
Legal Advertising	$2,000.00	$0.00	$2,000.00	$2,000.00	0%	$2,000.00
Bank Fees	$300.00	$1,245.00	$0.00	$1,245.00	315%	$300.00
Dues, Licenses, Subscriptions	$792.00	$1,426.00	$2,043.93	$3,469.93	338%	$1,100.00
Office Supplies	$200.00	$306.00	$0.00	$306.00	53%	$200.00
Website Compliance	$1,500.00	$198.00	$1,302.00	$1,500.00	0%	$1,500.00
Disclosure Report	$12,600.00	$6,300.00	$6,300.00	$12,600.00	0%	$12,600.00
Website Hosting	$600.00	$99.00	$501.00	$600.00	0%	$600.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$22,776.49
Public Officials Insurance	$25,000.00	$25,000.00	$35,833.33	$60,833.33	143%	$7,682.00
Insurance Property Casualty	$35,000.00	$34,103.00	$48,880.97	$82,983.97	137%	$49,470.00
Total Administrative	**$190,098.00**	**$126,031.00**	**$184,763.40**	**$310,794.40**	**63%**	**$370,955.49**
Utility Services						
Utility - Electric	$170,000.00	$79,878.00	$90,122.00	$170,000.00	0%	$170,000.00
Utility - Water	$10,000.00	$5,018.00	$4,982.00	$10,000.00	0%	$10,000.00
Total Utility Services	**$180,000.00**	**$84,896.00**	**$95,104.00**	**$180,000.00**	**0%**	**$180,000.00**
Maintenance Other:						
Fire Alarm Monitoring	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
Pest Control	$1,000.00	$240.00	$760.00	$1,000.00	0%	$1,000.00
Special Events	$2,500.00	$295.00	$2,205.00	$2,500.00	0%	$1,000.00
Contracts-Pools	$22,500.00	$8,750.00	$13,750.00	$22,500.00	0%	$22,500.00
R&M-General	$4,000.00	$10,787.00	$15,461.37	$26,248.37	556%	$6,600.00
R&M-Court Maintenance	$2,431.00	$1,212.00	$1,219.00	$2,431.00	0%	$2,421.00
R&M-Gate	$1,500.00	$0.00	$1,500.00	$1,500.00	0%	$1,500.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
R&M-Pools	$2,000.00	$20,812.00	$29,830.53	$50,642.53	2432%	$10,000.00
R&M-Fitness Equipment	$5,000.00	$5,847.00	$0.00	$5,847.00	17%	$5,000.00
R&M-Pressure Washing	$2,600.00	$0.00	$2,600.00	$2,600.00	0%	$2,600.00
Facility A/C & Heating Maintenance & Repair	$5,000.00	$250.00	$4,750.00	$5,000.00	0%	$5,000.00
Lighting Repairs & Maintenance	$1,000.00	$932.00	$68.00	$1,000.00	0%	$1,000.00
R&M-Security Cameras	$1,000.00	$1,975.00	$0.00	$1,975.00	98%	$1,000.00
Trash Services	$2,500.00	$677.00	$1,823.00	$2,500.00	0%	$2,500.00
Building Maintenance & Repairs	$4,500.00	$2,794.00	$1,706.00	$4,500.00	0%	$4,500.00
Misc-Access Cards	$2,100.00	$0.00	$2,100.00	$2,100.00	0%	$2,100.00
Holiday Decoration	$10,000.00	$17,528.00	$0.00	$17,528.00	75%	$10,000.00
Cleaning Supplies	$3,500.00	$943.00	$2,557.00	$3,500.00	0%	$2,500.00
Furniture	$5,000.00	$0.00	$5,000.00	$5,000.00	0%	$5,000.00
Capital Reserve	$50,000.00	$27,286.00	$22,714.00	$50,000.00	0%	$45,000.00
Total Maintenance Other:	**$336,176.00**	**$182,560.00**	**$238,909.77**	**$421,469.77**	**25%**	**$134,721.00**
Landscape and Pond Maintenace						
Contracts-Landscape	$220,000.00	$108,812.00	$155,963.87	$264,775.87	20%	$317,640.00
Landscape - Mulch	$52,000.00	$13,998.00	$20,063.80	$34,061.80	-34%	$20,000.00
Plant Replacement Program	$25,000.00	$2,972.00	$4,259.87	$7,231.87	-71%	$20,000.00
R&M-Hardscape Cleaning	$7,500.00	$2,600.00	$3,726.67	$6,326.67	-16%	$7,500.00
Landscape- Storm Clean Up & Tree Removal	$5,000.00	$0.00	$5,000.00	$5,000.00	0%	$5,000.00
Irrigation Maintenance	$20,000.00	$2,140.00	$3,067.33	$5,207.33	-74%	$10,000.00
Waterway Management	$13,419.00	$5,325.00	$7,632.50	$12,957.50	-3%	$21,540.00
Misc Maintenance	$9,300.00	$10,876.00	$0.00	$10,876.00	17%	$9,480.00
Total Landscape and Pond Maintenance	**$352,219.00**	**$146,723.00**	**$199,714.03**	**$346,437.03**	**-2%**	**$411,160.00**
TOTAL EXPENDITURES	**$1,058,493.00**	**$540,210.00**	**$718,491.20**	**$1,258,701.20**	**19%**	**$1,096,836.49**
Excess (deficiency) of revenues	$12,000.00	$528,939.00	-$707,729.20	-$178,790.20	-1590%	$0.00
Net change in fund balance	$12,000.00	$528,939.00	-$707,729.20	-$178,790.20	-1590%	$0.00
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	-$178,790.20
FUND BALANCE, ENDING	**$12,000.00**	**$528,939.00**	**-$707,729.20**	**-$178,790.20**	-1590%	**-$178,790.20**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Accounting Services

Services including the preparation and delivery of the District’s financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Website Administration

The cost of web hosting and regular maintenance of the District’s website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Budget Narrative
Fiscal Year 2027

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

ProfServ-Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees
This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Office Supplies
This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website Compliance
Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report
On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2027

Insurance

Public Officials Insurance
The district will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property Insurance Casualty
The district will incur fees to insure items owned by the district for its property needs.

Utility Services

Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Electricity- Office Bldg
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Internet Services
Internet service for clubhouses and other amenity locations.

Utility-Water
The district charges each new water system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas
Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Maintenance Other

Security Monitoring Services
Cost of CDD security personnel and equipment.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster Expenses
Cost of dumpster rental and trash collection at CDD facilities.

Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenities Furniture & Fixtures
Cost of repairs and maintenance to amenity furniture & Fixtures.

Pool Maintenance - Contract
Pool company provide maintenance consisting of cleaning pool to the district.

R&M- Amenity Center
Cost of repairs and regular maintenance of CDD amenities.

Budget Narrative
Fiscal Year 2027

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Entry System Key Fob
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Pool and Spa Permits
Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract
Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M
Cost of chemical pool treatments and similar maintenance.

Holiday Decoration
Cost of decorations for major holidays (i.e., Christmas)

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Furniture
Cost of furniture for the district.

Capital Reserves
The board may set aside monetary reserves for necessary maintenance projects as needed.

<u>Landscape and Pond Maintenance</u>

Landscape Maintenance - Contract
Landscaping company provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping – Storm cleanup & tree Removal
Cost of replacing dead or damaged plants throughout the district. Cost of repairs and regular maintenance to landscaping equipment.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Cypress Mill

Community Development District

Debt Service Budget

FY 2027

Cypress Mill
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$9,581.00	$0.00	$9,581.00	0%	$0.00
Special Assmnts- Tax Collector	$548,138.00	$551,786.00	$0.00	$551,786.00	1%	$592,967.60
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$23,718.70
TOTAL REVENUES	**$548,138.00**	**$561,367.00**	**$0.00**	**$561,367.00**	**2%**	**$569,248.90**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$11,859.35
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$11,859.35**
Debt Service						
Principal Debt Retirement	$175,000.00	$175,000.00	$0.00	$175,000.00	0%	$195,000.00
Interest Expense	$373,138.00	$188,538.00	$184,600.00	$373,138.00	0%	$365,037.50
Total Debt Service	**$548,138.00**	**$363,538.00**	**$184,600.00**	**$548,138.00**	**0%**	**$560,037.50**
TOTAL EXPENDITURES	**$548,138.00**	**$363,538.00**	**$184,600.00**	**$548,138.00**		**$571,896.85**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$197,829.00	-$184,600.00	$13,229.00	0%	-$2,647.96
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	$0.00	$197,829.00	-$184,600.00	$13,229.00	0%	-$2,647.96
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	$13,229.00
FUND BALANCE, ENDING	**$0.00**	**$197,829.00**	**-$184,600.00**	**$13,229.00**	0%	**$10,581.04**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	12/15/2024	**12/15/2025**	**12/15/2026**	**11/1/2027**
Series 2018 Bonds	$7,830,000.00	$7,660,000.00	$7,485,000.00	$7,300,000.00

Cypress Mill

Community Development District

2018 Debt Service Fund

Special Assessment Bonds, Series 2018

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
12/15/2026	$7,485,000.00	$185,000.00	4.50%	$184,600.00	$369,600.00
6/15/2027	$7,300,000.00			$180,437.50	$180,437.50
12/15/2027	$7,300,000.00	$195,000.00	4.50%	$180,437.50	$375,437.50
6/15/2028	$7,105,000.00			$176,050.00	$176,050.00
12/15/2028	$7,105,000.00	$200,000.00	4.50%	$176,050.00	$376,050.00
6/15/2029	$6,905,000.00			$171,550.00	$171,550.00
12/15/2029	$6,905,000.00	$210,000.00	4.50%	$171,550.00	$381,550.00
6/15/2030	$6,695,000.00			$166,825.00	$166,825.00
12/15/2030	$6,695,000.00	$220,000.00	4.50%	$166,825.00	$386,825.00
6/15/2031	$6,475,000.00			$161,875.00	$161,875.00
12/15/2031	$6,475,000.00	$230,000.00	5.00%	$161,875.00	$391,875.00
6/15/2032	$6,245,000.00			$156,125.00	$156,125.00
12/15/2032	$6,245,000.00	$240,000.00	5.00%	$156,125.00	$396,125.00
6/15/2033	$6,005,000.00			$150,125.00	$150,125.00
12/15/2033	$6,005,000.00	$255,000.00	5.00%	$150,125.00	$405,125.00
6/15/2034	$5,750,000.00			$143,750.00	$143,750.00
12/15/2034	$5,750,000.00	$265,000.00	5.00%	$143,750.00	$408,750.00
6/15/2035	$5,485,000.00			$137,125.00	$137,125.00
12/15/2035	$5,485,000.00	$280,000.00	5.00%	$137,125.00	$417,125.00
6/15/2036	$5,205,000.00			$130,125.00	$130,125.00
12/15/2036	$5,205,000.00	$295,000.00	5.00%	$130,125.00	$425,125.00
6/15/2037	$4,910,000.00			$122,750.00	$122,750.00
12/15/2037	$4,910,000.00	$310,000.00	5.00%	$122,750.00	$432,750.00
6/15/2038	$4,600,000.00			$115,000.00	$115,000.00
12/15/2038	$4,600,000.00	$325,000.00	5.00%	$115,000.00	$440,000.00
6/15/2039	$4,275,000.00			$106,875.00	$106,875.00
12/15/2039	$4,275,000.00	$340,000.00	5.00%	$106,875.00	$446,875.00
6/15/2040	$3,935,000.00			$98,375.00	$98,375.00
12/15/2040	$3,935,000.00	$355,000.00	5.00%	$98,375.00	$453,375.00
6/15/2041	$3,580,000.00			$89,500.00	$89,500.00
12/15/2041	$3,580,000.00	$375,000.00	5.00%	$89,500.00	$464,500.00
6/15/2042	$3,205,000.00			$80,125.00	$80,125.00
12/15/2042	$3,205,000.00	$395,000.00	5.00%	$80,125.00	$475,125.00
6/15/2043	$2,810,000.00			$70,250.00	$70,250.00
12/15/2043	$2,810,000.00	$415,000.00	5.00%	$70,250.00	$485,250.00
6/15/2044	$2,395,000.00			$59,875.00	$59,875.00
12/15/2044	$2,395,000.00	$435,000.00	5.00%	$59,875.00	$494,875.00
6/15/2045	$1,960,000.00			$49,000.00	$49,000.00
12/15/2045	$1,960,000.00	$455,000.00	5.00%	$49,000.00	$504,000.00
6/15/2046	$1,505,000.00			$37,625.00	$37,625.00
12/15/2046	$1,505,000.00	$480,000.00	5.00%	$37,625.00	$517,625.00
6/15/2047	$1,025,000.00			$25,625.00	$25,625.00
12/15/2047	$1,025,000.00	$500,000.00	5.00%	$25,625.00	$525,625.00
6/15/2048	$525,000.00			$13,125.00	$13,125.00
12/15/2048	$525,000.00	$525,000.00	5.00%	$13,125.00	$538,125.00
		$8,585,000.00		**$8,100,363.33**	**$16,685,363.33**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2020 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$9,685.00	$0.00	$9,685.00	0%	$0.00
Special Assmnts- Tax Collector	$515,125.00	$509,935.00	$5,190.00	$515,125.00	0%	$549,426.05
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$21,977.04
TOTAL REVENUES	**$515,125.00**	**$519,620.00**	**$5,190.00**	**$524,810.00**	**2%**	**$527,449.01**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$10,988.52
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$10,988.52**
Debt Service						
Principal Debt Retirement	$205,000.00	$0.00	$205,000.00	$205,000.00	0%	$210,000.00
Interest Expense	$310,125.00	$145,175.00	$164,950.00	$310,125.00	0%	$307,050.00
Total Debt Service	**$515,125.00**	**$145,175.00**	**$369,950.00**	**$515,125.00**	**0%**	**$517,050.00**
TOTAL EXPENDITURES	**$515,125.00**	**$145,175.00**	**$369,950.00**	**$515,125.00**		**$528,038.52**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$374,445.00	-$364,760.00	$9,685.00	0%	-$589.51
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	$0.00	$374,445.00	-$364,760.00	$9,685.00	0%	-$589.51
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	$9,685.00
FUND BALANCE, ENDING	**$0.00**	**$374,445.00**	**-$364,760.00**	**$9,685.00**	0%	**$9,095.49**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	12/15/2024	**12/15/2025**	**12/15/2026**		**12/15/2027**
Series 2020 Bonds	$8,360,000.00	$8,160,000.00	$7,955,000.00		$7,745,000.00

Special Assessment Bonds, Series 2020 (Assessment Area Two Project)

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
12/15/2026	$7,955,000.00			$153,525.00	$153,525.00
6/15/2027	$7,745,000.00	$210,000.00	3.00%	$153,525.00	$363,525.00
12/15/2027	$7,745,000.00			$150,375.00	$150,375.00
6/15/2028	$7,530,000.00	$215,000.00	3.00%	$150,375.00	$365,375.00
12/15/2028	$7,530,000.00			$147,150.00	$147,150.00
6/15/2029	$7,305,000.00	$225,000.00	3.00%	$147,150.00	$372,150.00
12/15/2029	$7,305,000.00			$143,775.00	$143,775.00
6/15/2030	$7,075,000.00	$230,000.00	3.00%	$143,775.00	$373,775.00
12/15/2030	$7,075,000.00			$140,325.00	$140,325.00
6/15/2031	$6,840,000.00	$235,000.00	3.00%	$140,325.00	$375,325.00
12/15/2031	$6,840,000.00			$136,800.00	$136,800.00
6/15/2032	$6,595,000.00	$245,000.00	4.00%	$136,800.00	$381,800.00
12/15/2032	$6,595,000.00			$131,900.00	$131,900.00
6/15/2033	$6,340,000.00	$255,000.00	4.00%	$131,900.00	$386,900.00
12/15/2033	$6,340,000.00			$126,800.00	$126,800.00
6/15/2034	$6,075,000.00	$265,000.00	4.00%	$126,800.00	$391,800.00
12/15/2034	$6,075,000.00			$121,500.00	$121,500.00
6/15/2035	$5,800,000.00	$275,000.00	4.00%	$121,500.00	$396,500.00
12/15/2035	$5,800,000.00			$116,000.00	$116,000.00
6/15/2036	$5,510,000.00	$290,000.00	4.00%	$116,000.00	$406,000.00
12/15/2036	$5,510,000.00			$110,200.00	$110,200.00
6/15/2037	$5,210,000.00	$300,000.00	4.00%	$110,200.00	$410,200.00
12/15/2037	$5,210,000.00			$104,200.00	$104,200.00
6/15/2038	$4,900,000.00	$310,000.00	4.00%	$104,200.00	$414,200.00
12/15/2038	$4,900,000.00			$98,000.00	$98,000.00
6/15/2039	$4,575,000.00	$325,000.00	4.00%	$98,000.00	$423,000.00
12/15/2039	$4,575,000.00			$91,500.00	$91,500.00
6/15/2040	$4,235,000.00	$340,000.00	4.00%	$91,500.00	$431,500.00
12/15/2040	$4,235,000.00			$84,700.00	$84,700.00
6/15/2041	$3,885,000.00	$350,000.00	4.00%	$84,700.00	$434,700.00
12/15/2041	$3,885,000.00			$77,700.00	$77,700.00
6/15/2042	$3,520,000.00	$365,000.00	4.00%	$77,700.00	$442,700.00
12/15/2042	$3,520,000.00			$70,400.00	$70,400.00
6/15/2043	$3,140,000.00	$380,000.00	4.00%	$70,400.00	$450,400.00
12/15/2043	$3,140,000.00			$62,800.00	$62,800.00
6/15/2044	$2,745,000.00	$395,000.00	4.00%	$62,800.00	$457,800.00
12/15/2044	$2,745,000.00			$54,900.00	$54,900.00
6/15/2045	$2,330,000.00	$415,000.00	4.00%	$54,900.00	$469,900.00
12/15/2045	$2,330,000.00			$46,600.00	$46,600.00
6/15/2046	$1,900,000.00	$430,000.00	4.00%	$46,600.00	$476,600.00
12/15/2046	$1,900,000.00			$38,000.00	$38,000.00
6/15/2047	$1,455,000.00	$445,000.00	4.00%	$38,000.00	$483,000.00
12/15/2047	$1,455,000.00			$29,100.00	$29,100.00
6/15/2048	$990,000.00	$465,000.00	4.00%	$29,100.00	$494,100.00
12/15/2048	$990,000.00			$19,800.00	$19,800.00
6/15/2049	$505,000.00	$485,000.00	4.00%	$19,800.00	$504,800.00
12/15/2049	$505,000.00			$10,100.00	$10,100.00
6/15/2050		$505,000.00	4.00%	$10,100.00	$515,100.00
		$9,110,000.00		**$6,571,220.12**	**$15,681,220.12**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$5,686.00	$0.00	$5,686.00	0%	$0.00
Special Assmnts- Tax Collector	$420,350.00	$417,017.00	$3,333.00	$420,350.00	0%	$448,140.16
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$17,925.61
TOTAL REVENUES	**$420,350.00**	**$422,703.00**	**$3,333.00**	**$426,036.00**	**1%**	**$430,214.55**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$8,962.80
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$8,962.80**
Debt Service						
Principal Debt Retirement	$115,000.00	$0.00	$115,000.00	$115,000.00	0%	$120,000.00
Interest Expense	$305,350.00	$153,825.00	$151,525.00	$305,350.00	0%	$303,050.00
Total Debt Service	**$420,350.00**	**$153,825.00**	**$266,525.00**	**$420,350.00**	**0%**	**$423,050.00**
TOTAL EXPENDITURES	**$420,350.00**	**$153,825.00**	**$266,525.00**	**$420,350.00**		**$432,012.80**
Excess (deficiency) of revenues						
Over (under) expenditures	$0.00	$268,878.00	-$263,192.00	$5,686.00	0%	-$1,798.25
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	$0.00	$268,878.00	-$263,192.00	$5,686.00	0%	-$1,798.25
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	$5,686.00
FUND BALANCE, ENDING	**$0.00**	**$268,878.00**	**-$263,192.00**	**$5,686.00**	0%	**$3,887.75**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2023 Bonds	$6,475,000.00	$6,365,000.00	$6,250,000.00	$6,130,000.00

Special Assessment Bonds, Series 2023

Period Ending	Oustanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	$ 6,250,000			$ 151,525	$ 151,525
5/1/2027	$ 6,250,000	$ 120,000	4.000%	$ 151,525	$ 271,525
11/1/2027	$ 6,130,000			$ 149,125	$ 149,125
5/1/2028	$ 6,130,000	$ 125,000	4.000%	$ 149,125	$ 274,125
11/1/2028	$ 6,005,000			$ 146,625	$ 146,625
5/1/2029	$ 6,005,000	$ 130,000	4.000%	$ 146,625	$ 276,625
11/1/2029	$ 5,875,000			$ 144,025	$ 144,025
5/1/2030	$ 5,875,000	$ 135,000	4.000%	$ 144,025	$ 279,025
11/1/2030	$ 5,740,000			$ 141,325	$ 141,325
5/1/2031	$ 5,740,000	$ 140,000	4.000%	$ 141,325	$ 281,325
11/1/2031	$ 5,600,000			$ 138,525	$ 138,525
5/1/2032	$ 5,600,000	$ 145,000	4.000%	$ 138,525	$ 283,525
11/1/2032	$ 5,455,000			$ 135,625	$ 135,625
5/1/2033	$ 5,455,000	$ 150,000	4.000%	$ 135,625	$ 285,625
11/1/2033	$ 5,305,000			$ 132,625	$ 132,625
5/1/2034	$ 5,305,000	$ 160,000	5.000%	$ 132,625	$ 292,625
11/1/2034	$ 5,145,000			$ 128,625	$ 128,625
5/1/2035	$ 5,145,000	$ 165,000	5.000%	$ 128,625	$ 293,625
11/1/2035	$ 4,980,000			$ 124,500	$ 124,500
5/1/2036	$ 4,980,000	$ 175,000	5.000%	$ 124,500	$ 299,500
11/1/2036	$ 4,805,000			$ 120,125	$ 120,125
5/1/2037	$ 4,805,000	$ 185,000	5.000%	$ 120,125	$ 305,125
11/1/2037	$ 4,620,000			$ 115,500	$ 115,500
5/1/2038	$ 4,620,000	$ 195,000	5.000%	$ 115,500	$ 310,500
11/1/2038	$ 4,425,000			$ 110,625	$ 110,625
5/1/2039	$ 4,425,000	$ 205,000	5.000%	$ 110,625	$ 315,625
11/1/2039	$ 4,220,000			$ 105,500	$ 105,500
5/1/2040	$ 4,220,000	$ 215,000	5.000%	$ 105,500	$ 320,500
11/1/2040	$ 4,005,000			$ 100,125	$ 100,125
5/1/2041	$ 4,005,000	$ 225,000	5.000%	$ 100,125	$ 325,125
11/1/2041	$ 3,780,000			$ 94,500	$ 94,500
5/1/2042	$ 3,780,000	$ 235,000	5.000%	$ 94,500	$ 329,500
11/1/2042	$ 3,545,000			$ 88,625	$ 88,625
5/1/2043	$ 3,545,000	$ 245,000	5.000%	$ 88,625	$ 333,625
11/1/2043	$ 3,300,000			$ 82,500	$ 82,500
5/1/2044	$ 3,300,000	$ 260,000	5.000%	$ 82,500	$ 342,500
11/1/2044	$ 3,040,000			$ 76,000	$ 76,000
5/1/2045	$ 3,040,000	$ 275,000	5.000%	$ 76,000	$ 351,000
11/1/2045	$ 2,765,000			$ 69,125	$ 69,125
5/1/2046	$ 2,765,000	$ 290,000	5.000%	$ 69,125	$ 359,125
11/1/2046	$ 2,475,000			$ 61,875	$ 61,875
5/1/2047	$ 2,475,000	$ 300,000	5.000%	$ 61,875	$ 361,875
11/1/2047	$ 2,175,000			$ 54,375	$ 54,375
5/1/2048	$ 2,175,000	$ 320,000	5.000%	$ 54,375	$ 374,375
11/1/2048	$ 1,855,000			$ 46,375	$ 46,375
5/1/2049	$ 1,855,000	$ 335,000	5.000%	$ 46,375	$ 381,375
11/1/2049	$ 1,520,000			$ 38,000	$ 38,000
5/1/2050	$ 1,520,000	$ 350,000	5.000%	$ 38,000	$ 388,000
11/1/2050	$ 1,170,000			$ 29,250	$ 29,250
5/1/2051	$ 1,170,000	$ 370,000	5.000%	$ 29,250	$ 399,250
11/1/2051	$ 800,000			$ 20,000	$ 20,000
5/1/2052	$ 800,000	$ 390,000	5.000%	$ 20,000	$ 410,000
11/1/2052	$ 410,000			$ 10,250	$ 10,250
5/1/2053	$ 410,000	$ 410,000	5.000%	$ 10,250	$ 420,250
		$ 6,580,000		**$ 6,074,260**	**$ 12,654,260**

Budget Narrative
Fiscal Year 2027

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Cypress Mill

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One															
		General Fund			Debt Service Series 2018			Amenity Bond Series 2023			Total Assessments per Unit			
Product	Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 40'	230	$1,142.25	$1,142.25	$0.00	$1,145.83	$1,145.83	$0.00	$507.52	$507.52	$0.00	$2,795.60	$2,795.60	$0.00	0%
Single Family 50'	230	$1,427.81	$1,427.81	$0.00	$1,432.29	$1,432.29	$0.00	$507.52	$507.52	$0.00	$3,367.62	$3,367.62	$0.00	0%
	460													

Assessment Area Two														
		O&M Per Unit			Debt Service Series 2020			Amenity Bond Series 2023			Total Assessments per Unit			
Product	Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 40'	197	$1,142.25	$1,142.25	$0.00	$1,145.83	$1,145.83	$0.00	$507.52	$507.52	$0.00	$2,795.60	$2,795.60	$0.00	0%
Single Family 50'	226	$1,427.81	$1,427.81	$0.00	$1,432.29	$1,432.29	$0.00	$507.52	$507.52	$0.00	$3,367.62	$3,367.62	$0.00	0%
	423													

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Cypress Mill Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the district at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- **a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

- **c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Cypress Mill Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $ 2,628,821.86, which sum is deemed by the Board to be necessary to defray all expenditures of the district during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$ 1,096,836.49
Total Debt Service Funds	$ 1,531,985.37
Total All Funds*	**$ 2,628,821.86**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and adopted on August 13, 2026.

Attested By:

Cypress Mill
Community Development District

____
Print Name:____________________
☐Secretary/☐Assistant Secretary

____
Print Name:_________________________
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cypress Mill Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2026.

Attested By:	**Cypress Mill Community Development District**
____________________________	__________________________________
Print Name:____________________ ☐Secretary/☐Assistant Secretary	Print Name:_________________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

TIMERY SHANTE TORRES

kennedy2110@gmail.com | (656) 224-6282 |Sun City Center, FL

Professional Summary

Strategic Leader with experience supporting enterprise software initiatives, Agile delivery, and operational improvement across enterprise applications and customer-focused environments. Expertise in QA, escalation management, root cause analysis, KPI/SLA governance, and risk reduction while improving customer satisfaction and product quality. Skilled in aligning technical and business stakeholders, optimizing delivery through Agile and Kanban methodologies, and leveraging AI-enabled solutions to enhance execution, product capabilities, and operational efficiency.

Work Experience

Solutions Analyst | Oct 2025 – Feb 2026 | *Hillsborough County | Tampa, FL*

- Continuously evaluated and refined project plans, timelines, and success metrics in partnership with cross-functional stakeholders, ensuring alignment to business outcomes and successful delivery of strategic initiatives.
- Fostered a results-driven, high-accountability environment within the PMO, driving cross-functional alignment and enabling consistent delivery of measurable business value.
- Partnered with IT operations leadership and key stakeholders to drive strategic initiatives, delivering outcome-focused solutions while motivating team members and promoting continuous improvement practices.
- Led ITIL Incident, Problem, Change, and escalation management processes across enterprise applications, monitoring SLA adherence, KPIs, and customer satisfaction metrics while applying Agile and Kanban methodologies to improve delivery execution, operational improvement, and service outcomes.

Technical Consultant & Project Manager | Mar 2023 – Present | *Crowned By Tay Consulting | Virtual*

- Directed resource allocation and workload planning across the project management team, optimizing capacity utilization by 20% and reducing delivery costs by 10–12%, while ensuring alignment with financial and business objectives.
- Conducted root cause analysis and QA review processes to identify recurring delivery issues, improve product quality, reduce operational risk, and strengthen customer experience across enterprise software and digital transformation engagements.
- Drove continuous improvement of Agile delivery processes and development workflows, increasing delivery efficiency by 15–20%, improving solution quality, and enhancing overall customer success.
- Resolved complex customer escalations and delivery challenges through cross-functional leadership, improving customer satisfaction, reducing issue resolution time by 30%, and minimizing operational and delivery risk across concurrent initiatives.
- Managed team to balance resource demand with strategic priorities, improving utilization by 18% and ensuring efficient execution across concurrent initiatives.

Software Engineering Intern | May 2024 - Feb 2025 | *Florida Blue | Virtual*

- Designed and implemented API integrations within Agile enterprise software environments, partnering with QA and engineering teams to improve product capabilities, strengthen product quality, reduce defect rates by 15%, and enhance customer experience outcomes.
- Modernized legacy codebases by refactoring into modular React components using current JavaScript standards, reducing code complexity and lowering maintenance overhead by 10%.
- Established and maintained strong stakeholder relationships, enabling effective collaboration, proactive expectation management, and alignment across the Agile project lifecycle.
- Supported AI-assisted development and testing initiatives, leveraging root cause analysis and QA methodologies to improve delivery execution, reduce recurring defects, and strengthen enterprise application reliability.
- Supported Agile ceremonies and documentation while aligning with ITIL Incident, Problem, and Change Management practices, increasing sprint efficiency and improving cross-functional communication.

Business Analyst | Dec 2023 - May 2024 | *Florida Blue | Virtual*

- Drove workflow optimization and enterprise business analysis across healthcare payer systems, improving requirements accuracy and reducing downstream rework to enhance delivery efficiency and business outcomes.

- Collaborated with product and technical teams to analyze enterprise application capabilities, identify process gaps, and recommend operational improvements aligned to customer satisfaction goals.
- Translated complex technical requirements into clear functional and technical specifications, enabling successful product delivery impacting over 1M members while aligning solutions to strategic business objectives.
- Developed KPI-driven portfolio reporting and performance metrics for executive stakeholders, improving visibility into enterprise software delivery execution, operational performance, customer experience, and risk reduction initiatives.
- Leveraged enterprise-scale claims and provider data to improve data integrity, generate actionable insights, and drive continuous improvement initiatives, increasing operational efficiency by 15% and strengthening cost control measures.

Executive Concierge | Apr 2016 - May 2023 | *PwC | Tampa, FL*

- Orchestrated and governed 30 process improvement initiatives, delivering data-driven performance insights to 12 C-suite level leaders and engagement teams: enabling effective, scalable solution implementation.
- Leveraged large-scale data analysis and sound judgment to generate actionable insights, support strategic decision-making, and improve execution outcomes across cross-functional teams.
- Promoted a culture of analytical rigor and disciplined execution by implementing KPI frameworks and development standards, elevating team performance and supporting ethical AI practices.
- Embedded QA standards, KPI frameworks, and SLA-focused performance metrics across Professional Services operations, improving service reliability, customer satisfaction, escalation response management, and overall customer experience.
- Optimized value chain operations by modernizing workflow management and knowledge base structures, improving execution efficiency by 20% and strengthening operational visibility.

Program Manager | Jun 2013 - Jul 2015 | *USUHS | Bethesda, MD*

- Led complex, multi-stakeholder programs at Uniformed Sciences University of the Health Sciences, delivering initiatives on time and within budget while improving program execution efficiency by 20% and strengthening overall program performance.
- Established and scaled PMO processes, methodologies, and best practices, implementing standardized tools, templates, and delivery frameworks to drive consistent, high-quality outcomes across initiatives.
- Implemented governance, KPI reporting, and risk reduction frameworks that increased visibility into enterprise program performance metrics, strengthened delivery execution, and reduced operational risk by 25%.
- Mentored cross-functional teams to enhance delivery standards, improve accountability, and elevate overall team performance within a structured program environment.

Project Manager | Apr 2012 - Jul 2013 | *Envision EMI | Vienna, VA*

- Led end-to-end product delivery from concept through launch, aligning cross-functional teams to deliver complex initiatives on time and within budget, improving delivery timelines by 20% and maintaining 98% scope adherence.
- Integrated analytics into change management strategies, leveraging performance insights to guide targeted interventions, accelerate adoption, and drive measurable process and behavioral improvements.
- Motivated and developed project management staff through performance evaluations, mentorship, and structured development plans, strengthening team capability and delivery effectiveness.
- Optimized resource allocation and vendor coordination across initiatives, reducing operational costs by 12% and improving consistency and reliability of delivery outcomes.

Education

Western Governors University Dec 2026
B.S./M.S. Software Engineering

University of Phoenix May 2012
Master of Public Administration

UNC Charlotte May 2009
B.A. Sociology/Psychology

PeopleCert Nov 2025
ITIL v4 Certification

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of ____________________________

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

____

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.**]**

____

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence Or ___ online notarization this ____ day of _______________, 20____.

____

Signature of Officer Administering Oath or of Notary Public

____

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ *or Produced Identification* ☐

Type of Identification Produced ______________________________

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

______________________________	______________________________
Street or Post Office Box	**Print Name**
______________________________	______________________________
City, State, Zip Code	**Signature**

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown, to wit:

______________________	Chairperson
______________________	Vice-Chairperson
Jennifer Goldyn	Secretary
Stephen Bloom	Treasurer
Angel Montagna	Assistant Treasurer
Alba Sanchez	Assistant Secretary
______________________	Assistant Secretary
______________________	Assistant Secretary
______________________	Assistant Secretary
______________________	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of August 2026.

ATTEST:	**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**
______________________	______________________
Name: ______________________	Name: ______________________
Secretary / Assistant Secretary	Chair / Vice Chair of the Board of Supervisors

Cypress Mill CDD July 2026

Field Inspection Report

Thursday, 16 July 2026

Prepared For Board Of Supervisors

35 Issues Identified

35 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Inframark Maintenance

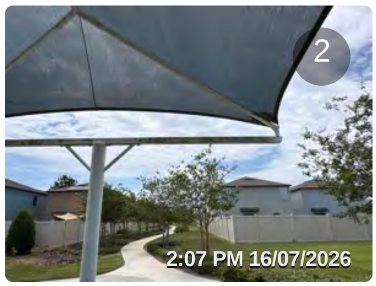
Playground Sunshade Area

Observation:

Concrete surrounding the sunshade support presents a trip hazard. Turf damage is present, and the shade structure requires cleaning.

Recommendation:

Address the trip hazard, restore the turf, and clean the shade structure.



Issue 2

Assigned To: Inframark Maintenance

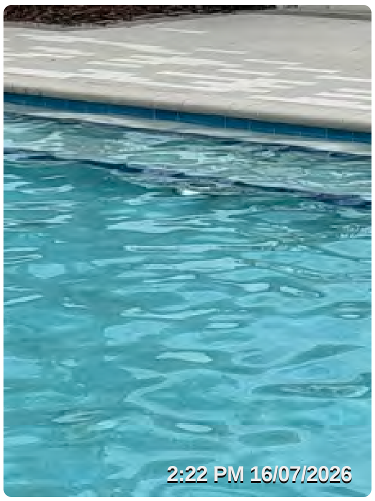
15621 Demory Point

Observation:

Fence panels are missing.

Recommendation:

Replace the missing fence panels.



Issue 3

Assigned To: Cooper Pools

Pool Area

Observation:

Pool lights were operating during daylight hours.

Recommendation:

Inspect and adjust the lighting controls.

Issue 4

Assigned To: Steadfast

Front of Amenity Center

Observation:

A croton is missing and requires replacement.

Recommendation:

Replace the croton.

Issue 5

Assigned To: Janpro

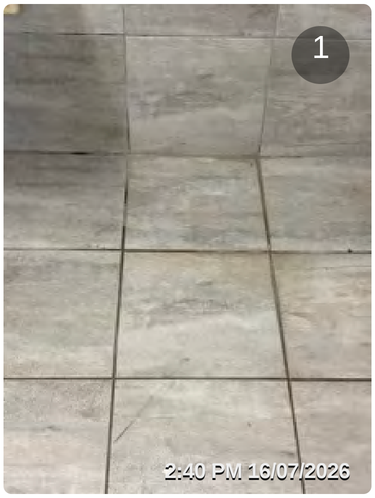
Amenity Center Restrooms

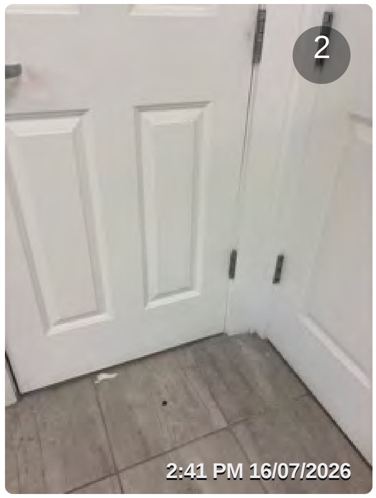
Observation:

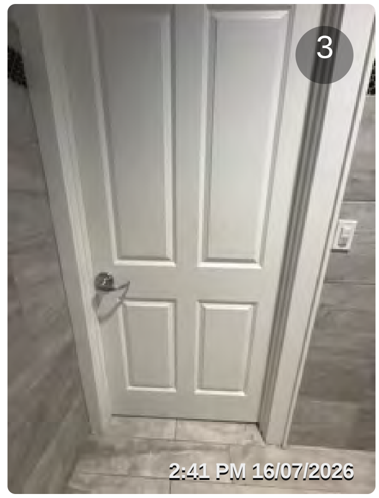
Bathroom grout is stained, and restroom doors require cleaning.

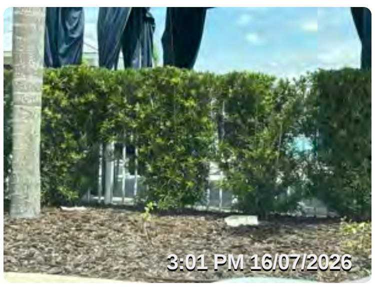
Recommendation:

Clean the grout and restroom doors.









Issue 6

Assigned To: Steadfast/ Onsite

Pool Landscape

Observation:

Trash is present within the shrub row adjacent to the pool.

Recommendation:

Remove debris.

Issue 7

Assigned To: Steadfast

19th Avenue NE & Miller Creek Drive

Observation:

The annual bed at the bullnose contains excessive weeds.

Recommendation:

Perform weed control.

Issue 8

Assigned To: Steadfast

Miller Creek Drive Entrance Median

Observation:
Tree limbs are encroaching into the roadway.

Recommendation:
Prune for roadway clearance.

Issue 9

Assigned To: Steadfast

Miller Creek Drive Bullnose

Observation:
A Walter's Viburnum removed due to damage has not been replaced.

Recommendation:
Replace the missing shrub

Issue 10

Assigned To: Steadfast

Street Sign

Observation:

Tree limbs are obstructing the street sign.

Recommendation:

Prune vegetation to maintain visibility.

Issue 11

Assigned To: Steadfast

Miller Creek Drive

Observation:

Sod is missing along the outbound side of Miller Creek Drive.

Recommendation:

Replace missing sod

Issue 12

Assigned To: Steadfast

Cypress Mill Drive

Observation:

The Viburnum hedge is exhibiting discoloration and signs of decline.

Recommendation:

Evaluate and treat as needed.

Issue 13

Assigned To: Steadfast

Cypress Mill Drive

Observation:
Palm seed pods remain on palms along both sides of the roadway.

Recommendation:
Remove seed pods

Issue 14

Assigned To: Steadfast

Monument at 19th Avenue & Miller Creek Drive

Observation:
Weeds are present behind the annuals along the retaining wall.

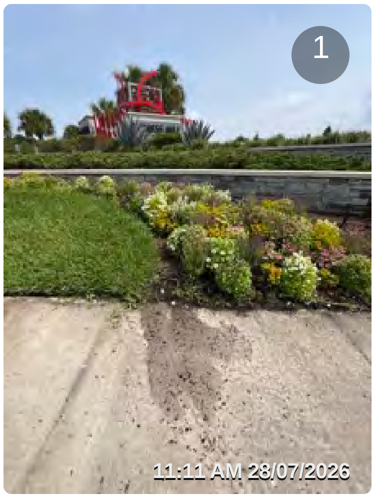
Recommendation:
Perform weed control.

Issue 15

Front Monument

Observation:
Soil movement is occurring around the monument, potentially associated with irrigation or a damaged drip line.

Recommendation:
Evaluate and repair as needed.



Issue 16

Assigned To: Advanced Aquatics

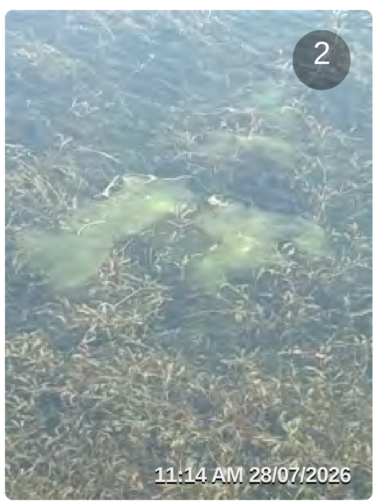
Pond 1

Observation:

Trash and algae are present. Water clarity remains good.

Recommendation:

Remove debris and continue aquatic maintenance.



Issue 17

Assigned To: Inframark Maintenance

Cypress Mill Drive Monument

Observation:

The outlet cover requires attention, and landscape lighting was operating during daylight hours.

Recommendation:
Repair the outlet cover and inspect the lighting controls.

Issue 18

Assigned To: Steadfast

Camp Island Avenue

Observation:
Approximately 25 Arboricola shrubs require replacement.

Recommendation:
Replace the missing shrubs.

Issue 19

Assigned To: Steadfast

Beth Shields Way & Camp Island Drive Monument

Observation:
Ornamental grasses are obstructing the monument and impacting visibility.

Recommendation:
Evaluate improvements to the monument landscape.

Issue 20

Assigned To: Steadfast

Beth Shields Way Entrance

Observation:
Turf to the right of the entrance monument is stressed and declining.

Recommendation:
Restore the affected turf.

Issue 21

Assigned To: Steadfast

Beth Shields Way School Entrance

Observation:
Landscape debris has been dumped near the entrance.

Recommendation:
Remove debris.

Issue 22

Assigned To: Steadfast

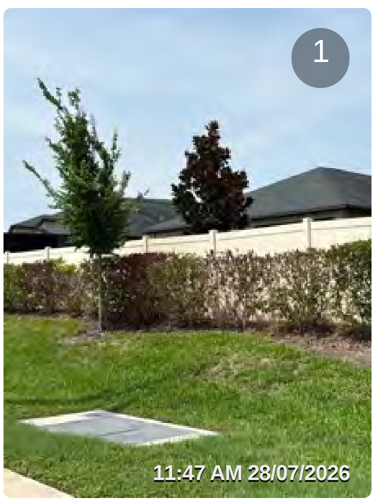
Beth Shields Way

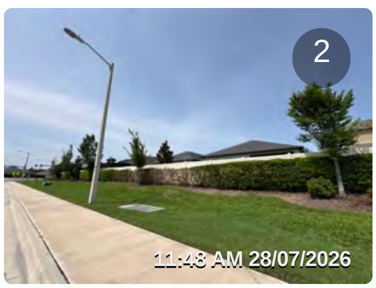
Observation:

Viburnum shrubs are exhibiting decline.

Recommendation:

Evaluate and provide a treatment plan.





Issue 23

Assigned To: Steadfast

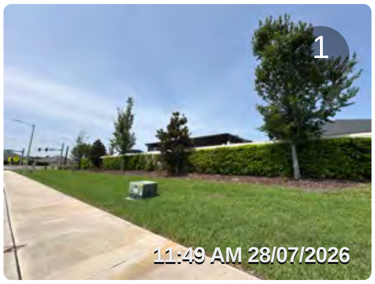
Beth Shields Way & 19th Avenue

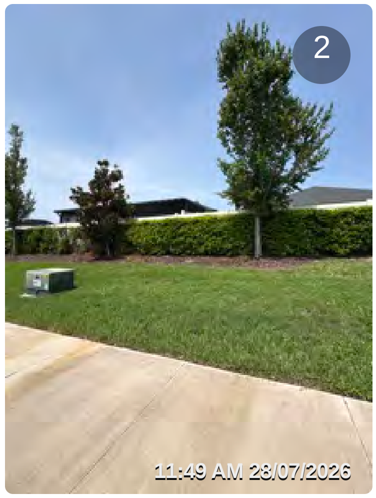
Observation:

Fifteen Maui Ixora require replacement.

Recommendation:

Replace missing plant material.





Issue 24

Assigned To: Steadfast

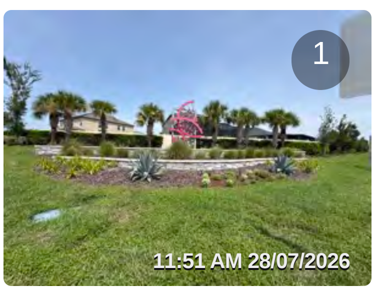
Northeast Monument

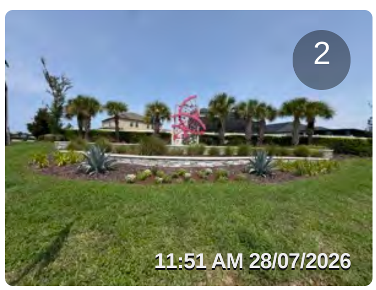
Observation:

One Flax Lily requires replacement.

Recommendation:

Replace the missing Flax Lily.





Issue 25

Assigned To: Inframark Maintenance

Northeast Monument

Observation:

The monument requires painting.

Recommendation:

Paint the monument.

Issue 26

Assigned To: Steadfast

Landscape Bed

Observation:

Duranta contains dead branches and declining plant material.

Recommendation:

Prune and remove dead material.

Issue 27

Assigned To: Steadfast

Beth Shields Way & 19th Avenue NE Monument

Observation:

Valve boxes are obstructed by turf and require access.

Recommendation:

Clear the valve boxes.

Issue 28

Assigned To: Steadfast

Community Frontage Ditch

Observation:

The ditch contains trash and requires cleanup.

Recommendation:

Remove debris and clean the ditch.

Issue 29

Assigned To: Field

Utility Corridor

Observation:

Utility markers have been broken and are lying on the ground.

Recommendation:

Report and replace damaged markers.

Issue 30

Assigned To: Steadfast

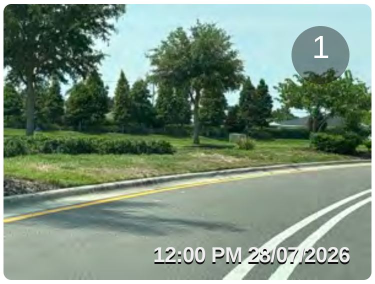
Miller Creek Drive

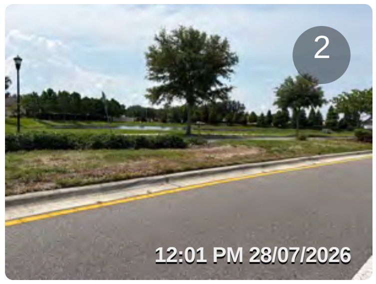
Observation:

The landscape island between Pond 1 and Pond 2 requires maintenance.

Recommendation:

Perform routine landscape maintenance.





Issue 31

Assigned To: Steadfast

Pond 2

Observation:

A damaged tree is present across from the clubhouse.

Recommendation:

Evaluate and address the damaged tree.

Issue 32

Assigned To: Steadfast

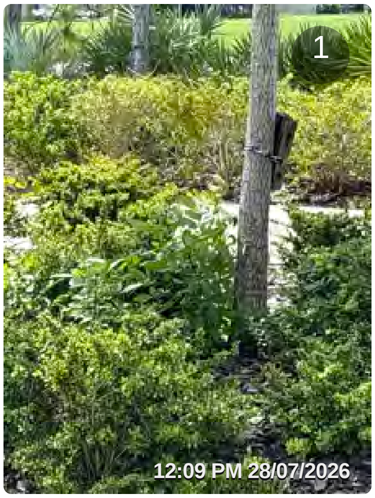
East End of King Creek Drive

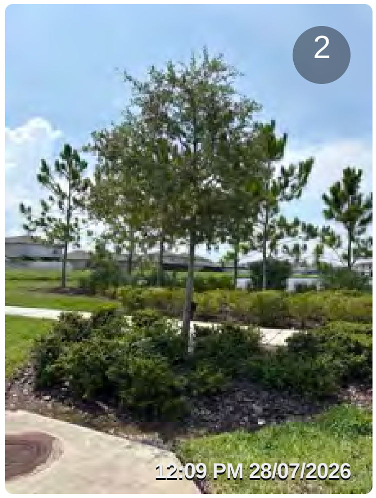
Observation:

Brazilian pepper is present within the landscape bed.

Recommendation:

Remove invasive vegetation.





Issue 33

Assigned To: Steadfast

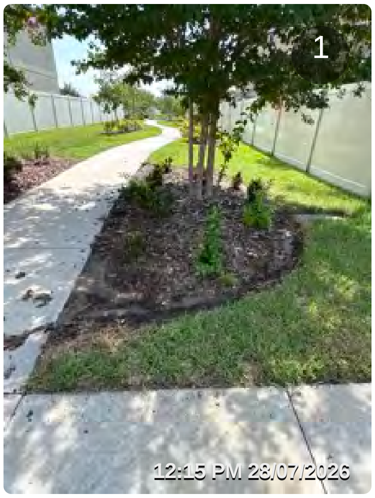
Fort Island Place Pocket Park

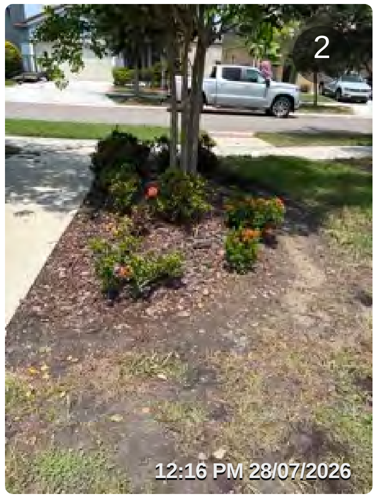
Observation:

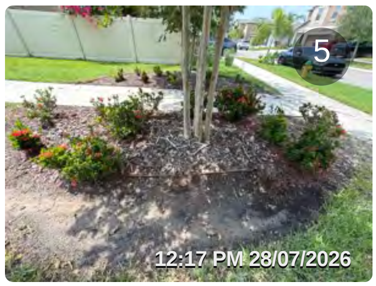
Volunteer vegetation is present within the Petite Ixora bed. Four Red Dwarf Ixora are missing or dead.

Recommendation:

Remove volunteer vegetation and replace missing plant material.







Issue 34

Assigned To: Steadfast

Greenleaf Bay Street & Salt River Avenue

Observation:

A tree is obstructing the line of sight to the stop sign.

Recommendation:

Prune or remove vegetation to restore visibility.

Issue 35

Assigned To: Steadfast

Camp Island Avenue

Observation:

Cypress trees are exhibiting signs of decline.

Recommendation:

Evaluate and treat as needed.

Cypress Mill Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
7/20/2026

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:

Pond 1 looks good.

Algae growth was treated and positive results were seen. Minimal Slender Spike Rush growth. This new growth will continue to be targeted during routine maintenance visits. Minimal shoreline weeds and grasses were recently treated along the perimeter.
Floating inflow structure in the north western corner, where undermining has occurred.

Pond 2

Comments:

Pond 2 looks good.

Positive results have been seen from the submersed Pond Weed and algae treatments. Remaining Pond weed is decaying. Minimal to no new growth of shoreline weeds. Minor undermining of the inflow structure on the north eastern Bank.

Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Pond 3 looks good.

This pond continues to look good. Minimal amounts of shoreline weeds and grass were previously treated and positive results were seen. No issues were observed with algae or submersed weeds. Northern corner, sediment is built up at the inflow pipe and at the eastern inflow.

Pond 4

Comments:

Pond 4 looks good.

Minor amounts of algae and submersed Slender Spike Rush growth were treated and positive results were seen. No other issues were observed on this pond.

Waterway Inspection Report | Page 4

Site Assessments

Pond 5

Comments:

Pond 5 looks good.

Major improvement has been seen with the submersed Pond weed and algae treatments performed. Remaining pond weed is decaying and will continue to reduce. Follow up treatments will be performed as needed to keep new growth minimal. No issues were observed with shoreline weeds or grass.

Pond 6

Comments:

Pond 6 looks good.

Slender Spike Rush and algae were treated on this pond. Both have been reduced and minimal amounts of Slender Spike Rush remain. The remaining amount of Slender Spike Rush will continue to decay. Lily growth has been reduced. No issues were observed with shoreline grasses or weeds.

Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Pond 7 looks good.

Major improvements have been seen on this pond. Previous treatments have targeted algae and Chara growth around the perimeter of the pond. Positive results have been seen. No issues were observed with shoreline weeds and grass. Significant undermining at the inflow on the southern bank.

Pond 8

Comments:

Pond 8 looks good.

Recent treatments on this pond have targeted the growth of Algae, Slender Spike Rush, Needlerush, and minor shoreline weeds. Minimal amounts remain after these treatments and we will continue to target these for a further reduction.

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Waterway Inspection Report | Page 6

Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Major improvements were seen on this pond. Algae and Chara growth were around most of the perimeter areas of this pond. During the inspection positive results and reductions were seen. Cracked inflow at the center of the southern bank. This was a large structure.

Pond 10

Comments:

Pond 10 looks good.

Algae, Slender Spike Rush, and minor amounts of shoreline weed growth were targeted for treatment and have shown positive results.

Large sediment build up infront of the eastern inflow structure.

Waterway Inspection Report | Page 7

Site Assessments

Pond 11

Comments:

Pond 11 looks good.

Minimal shoreline weeds and grasses were treated on pond 11. No issues were observed with submersed weeds or algae.

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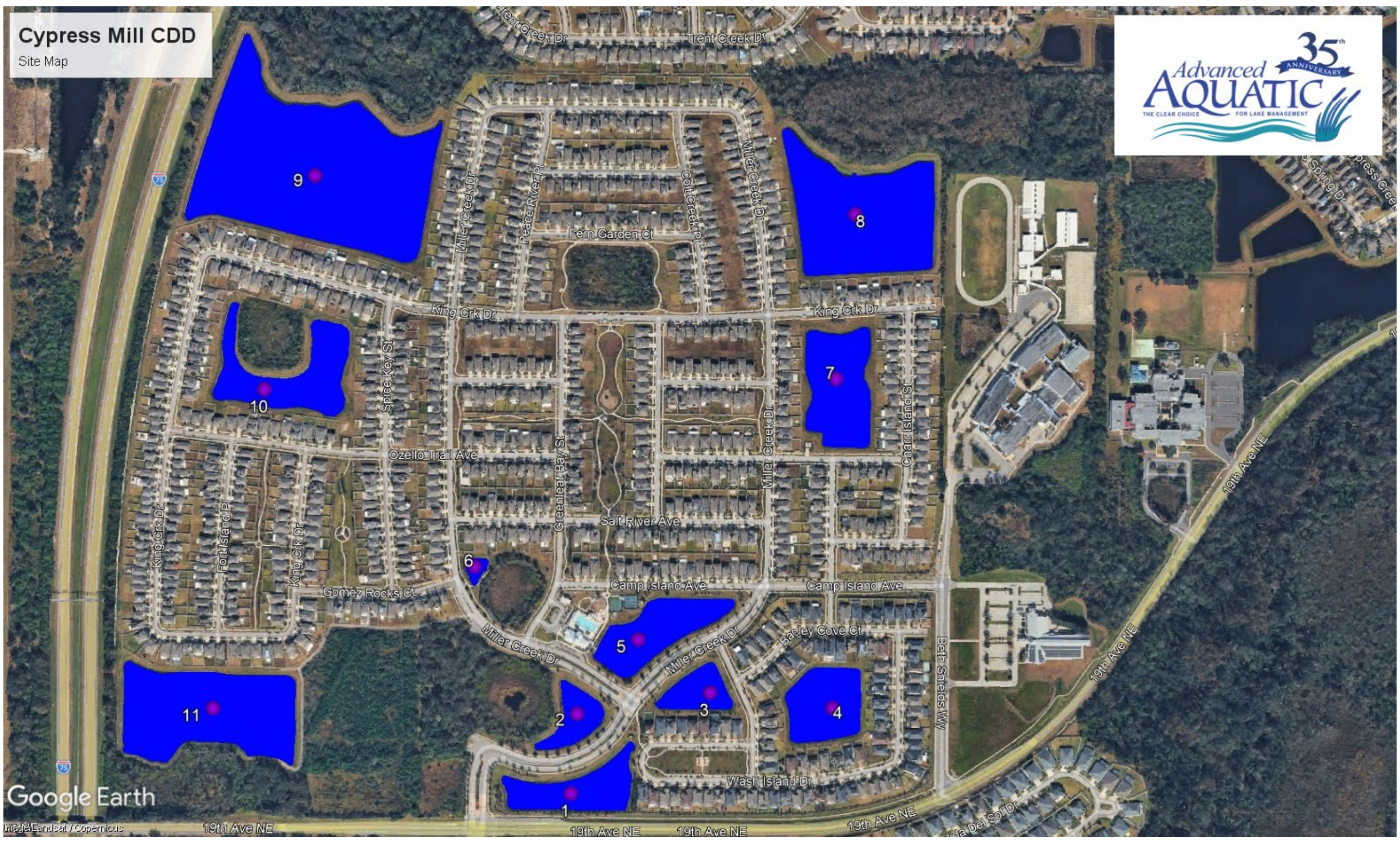
Waterway Inspection Report | Page 8

Site Assessments

Map



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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 – July 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 July 8, 2026.

· Reestablished internet in the clubhouse

· Fixed clubhouse email

· 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 visited regarding splash pad diagnostics and restoration efforts.

· Spectrum support coordinated with CompleteIT during internet outage

· JanPro continued routine janitorial services.

· Complete IT provided technology support as needed.

· Steadfast Landscaping maintained landscaping standards.

· Admiral Outdoor Furniture coordinated outdoor furniture-related services and warranty items.

Facility Maintenance & Improvements

· Continued monitoring of pool deck conditions and resident safety concerns.

· Coordination of ongoing vendor activities to support facility operations.

· Inframark Maintenance contacted to fix tilted basketball backboard

· Began process of digitizing key fob documents

Projects & Improvements

· Continued efforts toward splash pad restoration.

Facilities Usage

· Cypress Mill CDD Workshop – July 8, 2026

· Mermaid Group – Tuesdays and Fridays at 10:00 AM

· Seven resident clubhouse rentals conducted during the month of July

RESOLUTION 2026-10

A RESOLUTION OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the Cypress Mill Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2026.

CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

______________________________ ______________________________

Secretary/Assistant Secretary | Chairperson /Vice Chairperson

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

All meetings will be held at the Offices of Inframark, 2005 Pan Am Circle, Tampa, Florida 33607, on the **second Thursday** of every month at 9:30 a.m. as follows:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027 (Budget Approval)
June 10, 2027
July 8, 2027
August 12, 2027 (Budget Adoption)
September 9, 2027

In addition to the regular meetings, the Board will conduct workshop meetings at 6:30 p.m. at the Cypress Mill Clubhouse, located at 15231 Miller Creek Drive, Sun City, Florida 33573, on the following dates:

October 7, 2026
November 11, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 7, 2027
May 12, 2027
June 9, 2027
July 7, 2027
August 11, 2027
September 8, 2027

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of July 2026.

ATTEST:	**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 13, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Cypress Mill Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: ________________________________
Cypress Mill Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: ________________________________
Cypress Mill Community Development District

APG ELECTRIC

ELECTRIC
ENGINEERING
TECHNOLOGY
AUTOMATION
LIFE SAFETY

July 22, 2026 Bid # 462

Inframark
C/O Cypress Mill
15321 Miller Creek Dr.
Sun City Center, FL 33573

Attn: Alba Sanchez (Via email: alba.sanchez@inframark.com)

RE: Clubhouse Miscellaneous Electrical

Dear Alba,

The following is our cost proposal for electrical work in connection with the above-referenced project. The total bid amount for this project is the following:

BID AMOUNT...$ 5,500.00

<u>SCOPE OF WORK</u>

Ceiling Fan Troubleshooting

- APG will provide labor to troubleshoot the existing ceiling fans in the event room.
- Troubleshooting will include verifying power at the wall switch and at each ceiling fan to determine the source of the issue.
- If wiring or power supply issues are identified, APG will advise the customer of the findings.

LED Recessed Light Replacement

- APG will furnish and install seventeen (17) new 6-inch Halo-type LED recessed can lights.
- Replace seven (7) fixtures at the front entrance.
- Replace ten (10) fixtures at the rear pool patio.
- Upon completion, APG will test all replaced fixtures to verify proper operation.

GFCI Receptacle Replacement

- APG will remove and replace three (3) existing GFCI receptacles located in the kitchen countertop backsplash.
- New devices will be installed to achieve the best possible fit within the existing granite backsplash openings.
- Receptacles will be tested to verify proper operation upon completion.

Pool Deck Receptacle Circuit Identification

- APG will identify all receptacles located around the pool deck.
- Each receptacle will be traced to its corresponding circuit breaker and permanently labeled with the appropriate breaker number.

Exclusions

- Replacement of defective ceiling fans is excluded. If any fan is determined to be faulty, APG will provide a separate proposal for replacement.
- Repairs to concealed wiring, switches, breakers, or other electrical components found to be defective during troubleshooting are excluded unless specifically noted.
- Any unforeseen conditions or code-required upgrades discovered during the work are excluded and will be quoted separately.

All work will be performed **during** normal business hours and includes all labor and miscellaneous materials to complete the above-mentioned project. Payment terms are net 30 days. All material and work are guaranteed to be as specified and completed in a workmanlike manner in full accordance with local codes and ordinances.

Any alteration or deviation from the scope of the work detailed above involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. Our Service Technicians are licensed journeymen electricians and are fully covered by Workers' Compensation Insurance. This proposal is valid for 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the specified work. Payment will be made as outlined above.

Date of Acceptance _____________ Signature ______________________________

We wish to thank you for the opportunity to present our proposal and look forward to working with you on this project.

Sincerely,
APG Electric, Inc.

Bob Bergeron

Bob Bergeron
Service Group Estimator

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, July 9, 2026, and called to order at 9:55 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 Zanikos	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
Jennifer Goldyn	Director of District Services
Nathaniel Montagna	Field Manager
Christy Fowler	Field Inspection Coordinator
Mason Leon	On-Site Manager
Fernand Thomas	District Accountant (via Teams)
Adam Farrell	Admiral Outdoor, Territory Sales Manager

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 9:55 a.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of the Agenda**

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

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

FOURTH ORDER OF BUSINESS **Discussion with Admiral Furniture on the Status of Delivery**

Mr. Adam Farrell of Admiral Outdoor attended the meeting to provide an update on the outdoor furniture order. He reported that the toppers to the cabanas are scheduled to be installed next week. Once the drapes arrive, his team will install them the following week.

> On MOTION by Mr. Zanikos, seconded by Mr. Sharp, with all in favor, the purchase of eight umbrellas from Admiral Outdoor in an amount not to exceed $4,000 was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Inframark June 2026 Field Inspection

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

B. Playground Surfacing Proposals (Tabled Item)

i. Inframark
ii. Playmore #3501 – Option 1
iii. Playmore #3502 – Option 2

The Board engaged in an open discussion regarding both options presented for the playground equipment upgrade. The District Accountant, Mr. Thomas, provided a financial snapshot during the discussion and advised that both options would be financially viable for the District. The Board discussed the advantages and disadvantages of each option before reaching a decision.

> On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all in favor, Playmore Proposal #3501 Option 1 for Playground Equipment upgrade in the amount of $54,066 was approved.

Mr. Montagna was asked to provide the contract for District Counsel's review so that a service agreement may be prepared prior to moving forward.

C. Aquatic Report

Mr. Jasczak provided a high-level overview of the pond conditions throughout the community. Discussion ensued, and it was noted that the pond restoration project approved by the Board will be performed by Consolidated Land Services (CLS). The project is scheduled to commence on July 20, 2026.

D. District Counsel

Ms. Sousa provided an update on recent legislative and legal matters affecting special districts and local governments. Ms. Sousa advised that SB1180, relating to the recall process, was signed into law. She also reported on HB 145, claims against the government, noting that the bill was vetoed by the Governor and therefore did not become law.

The Board requested District Counsel to continue to pursue communication with the HOA on the shared cost agreement for Florida Highway Patrol (FHP) services.

E. District Engineer

No report.

F. District Manager

Ms. Sanchez provided an update regarding the implementation of the District's new payment system, Square. It was explained that, due to financial institution requirements, a social security number and address must be associated with the account in order to complete the setup and activation.

The Board requested Ms. Goldyn, Director of District Services, research and present alternative payment processing options for consideration. At this time, until an alternative solution is identified, the clubhouse will only accept money orders as a form of payment.

G. On-Site Manager

The On-Site Manager's report was included in the agenda package.

SIXTH ORDER OF BUSINESS **Business Items**

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

On MOTION by Mr. Seabrook, seconded by Mr. Sharp, with all in favor, Resolution 2026-06, Adopting Revised Recreational Facilities Policies, was adopted.

The revised version will be updated on the website within 24 hours.

SEVENTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Minutes of June 11, 2026, Regular Meeting

On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all in favor, the Minutes of the June 11, 2026, Regular Meeting were approved as presented.

B. Review of Financial Snapshot as of June 11, 2026

On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all in favor, the financial snapshot as of June 11, 2026, was accepted.

C. Approval of the May 2026 Check Register with Invoices

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

D. Review of May 2026 Cash Flow Analysis

On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all in favor, the May 2026 Cash Flow Analysis was accepted.

EIGHTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

None.

NINTH ORDER OF BUSINESS **Audience Comments**

None.

TENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Seabrook, seconded by Mr. Sharp, with all in favor, the meeting was adjourned at 12:01 p.m.

___________________________ ___________________________
Secretary/Assistant Secretary Chairperson/Vice Chairperson

CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
June 30, 2026

- **Current Cash Balances:**
  - Truist Bank Operating: $451,463.
  - 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 pool contract for the month of June 2026.
- **Expenses:**
  - Current expenses make up 92.21% of the annual budget through the end of June 2026, Total expenses for the first 9 months are approximately $987,088.
- **Assessment collections:**
  - We are approximately 100.00% fully collected on the tax roll.

Cypress Mills CDD
Cash Flow Projection
6/30/2026

	Balances	Interest Rate
Operating Account - Truist Bank	451,463.00	1.98%
Less: Current Outstanding AP	(705.00)	
Estimated Cash Available Today	450,758.00	
Outstanding FY26 Tax Roll	1,651.40	*last distribution received on 5/15/26*
Estimated Total Cash Available with Tax Roll	452,409.40	
Projections:		
Monthly Average Spend - 3 months July-Sept	*89,207.75*	
Total Monthly Average Spend	89,207.75	
Average Spend to YE (3 months July-September)	(267,623.25)	
Expected Cash Flow at YE (9/30/26)	**184,786.15**	
Average Spend 1st QTR FY27 (3 mos avg spend)	91,403.04	
Expected Need through 1st QTR FY27	**93,383.11**	

**tax roll revenue for the new FY is received in December*

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100339							
001	06/01/26	TRUIST BANK	041926-0374	CC PURCHASES	Misc-Contingency	549900-51301	$667.18
001	06/01/26	TRUIST BANK	051926-0374	CC PURCHASES	Office Supplies	551002-51301	$82.37
001	06/01/26	TRUIST BANK	051926-0374	CC PURCHASES	R&M-General	546001-51301	$21.48
001	06/01/26	TRUIST BANK	051926-0374	CC PURCHASES	R&M-Gate	546034-53970	$86.23
001	06/01/26	TRUIST BANK	051926-0374	CC PURCHASES	R&M-General	546001-53970	$687.18
						Check Total	*$1,544.44*
CHECK # 100340							
001	06/03/26	COOPER POOLS INC	817	pool repair May 2026	R&M-Pools	546074-53970	$1,080.40
						Check Total	*$1,080.40*
CHECK # 100341							
001	06/03/26	INFRAMARK LLC	1168246	monument paint May 2026	Capital Reserve	568018-53970	$5,350.00
						Check Total	*$5,350.00*
CHECK # 100342							
001	06/03/26	SITEX AQUATICS LLC	11116-B	pond maint June 2026	Waterway Management	531085-53908	$1,096.95
						Check Total	*$1,096.95*
CHECK # 100343							
001	06/03/26	COMPLETE I.T CORP	20267	email account monthly google June 2026	Dues, Licenses, Subscriptions	554020-51301	$99.00
						Check Total	*$99.00*
CHECK # 100344							
001	06/03/26	TKOT ENTERPRISES LLC	242552	Janitorial Svc June 2026	R&M-General	546001-53970	$650.00
						Check Total	*$650.00*
CHECK # 100345							
001	06/08/26	COOPER POOLS INC	2026-1450	stenner tube replacement June 2026	R&M-Pools	546074-53970	$2,645.00
001	06/08/26	COOPER POOLS INC	1781	black algae treatment June 2026	R&M-Pools	546074-53970	$1,606.72
						Check Total	*$4,251.72*
CHECK # 100346							
001	06/08/26	COMPLETE I.T CORP	20318	eagle eye monitoring System May 2026	R&M-Security Cameras	546345-53970	$1,130.00
001	06/08/26	COMPLETE I.T CORP	18630	2nd and final draw for cameras 2026	Capital Reserve	568018-53970	$27,286.48
						Check Total	*$28,416.48*

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100347							
001	06/08/26	INFRAMARK LLC	051926-	curb pressure washing June 2026	R&M-General	546001-53970	$1,000.00
001	06/08/26	INFRAMARK LLC	180982	Management fee June 2026	Accounting Services	532001-51301	$772.50
001	06/08/26	INFRAMARK LLC	180982	Management fee June 2026	Disclosure Report	531142-51301	$1,050.00
001	06/08/26	INFRAMARK LLC	180982	Management fee June 2026	District Manager	531150-51301	$3,536.33
001	06/08/26	INFRAMARK LLC	180982	Management fee June 2026	Payroll - Amenities	512305-53970	$13,000.00
001	06/08/26	INFRAMARK LLC	1168345	dog waste station June 2026	R&M-General	546001-53970	$150.00
						Check Total	*$19,508.83*
CHECK # 100348							
001	06/15/26	STEADFAST ALLIANCE	SA-24531	landscape maint contract June 2026	Landscape Maintenance	546300-53908	$26,249.33
						Check Total	*$26,249.33*
CHECK # 100349							
001	06/15/26	COOPER POOLS INC	845	73 new grids installation	R&M-General	546001-53970	$4,320.00
001	06/15/26	COOPER POOLS INC	844	install 6 inch top mount flowmeter	R&M-General	546001-53970	$458.11
						Check Total	*$4,778.11*
CHECK # 100350							
001	06/18/26	HAROLD ANTHONY SEABROOK	061126-MENT	mileage reimbursement June 2026	Cash in Transit	103200-51301	$34.80
						Check Total	*$34.80*
CHECK # 100351							
001	06/18/26	JOHN STEVEN ZANIKOS	061126-MENT	mileage reimbursement June 2026	Special Events	549052-53970	$34.80
						Check Total	*$34.80*
CHECK # 100352							
001	06/18/26	WILLIAM LEWIS SHARP	061126-	mileage reimbursement June 2026	Special Events	549052-53970	$34.80
						Check Total	*$34.80*
CHECK # 100353							
001	06/22/26	STRALEY ROBIN VERICKER	28574	legal services June 2026	District Counsel	531146-51401	$1,678.50
						Check Total	*$1,678.50*
CHECK # 100354							
001	06/22/26	COMPLETE I.T CORP	20395	eagle eye Camera June 2026	R&M-Security Cameras	546345-53970	$1,366.50
						Check Total	*$1,366.50*
CHECK # 100355							
001	06/22/26	PHANTOM FITNESS SERVICES	06152026-CM	fitness equipment June 2026	R&M-Fitness Equipment	546115-53970	$2,348.56
						Check Total	*$2,348.56*

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100356							
001	06/24/26	QUILL LLC	49280935	Office supplies requested by onsite mgr June 2026	Office Supplies	551002-51301	$55.27
001	06/24/26	QUILL LLC	49280991	office supplies requested by onsite	Office Supplies	551002-51301	$13.59
001	06/24/26	QUILL LLC	49265824	supplies requested by onsite June 2026	Office Supplies	551002-51301	$90.76
001	06/24/26	QUILL LLC	49291733	office supplies requested by onsite	Office Supplies	551002-51301	$113.97
						Check Total	*$273.59*
CHECK # 1937							
001	06/05/26	SITEX AQUATICS LLC	10996-B	Monthly aquatic May 2026	Waterway Management	531085-53908	$1,096.95
						Check Total	*$1,096.95*
CHECK # 300132							
001	06/01/26	BOCC	052226-6494-ACH	BILL PRD 4/21-5/20/26	Utility - Water	543018-53600	$1,564.84
						Check Total	*$1,564.84*
CHECK # 300135							
001	06/15/26	TECO	060826-9291-ACH	service period 05/02-06/02/26	Utility - Electric	543041-53150	$2,698.63
						Check Total	*$2,698.63*
CHECK # 300136							
001	06/15/26	TECO	060826-7103-ACH	service period 05/02-06/02/26	Utility - Electric	543041-53150	$194.68
						Check Total	*$194.68*
CHECK # 300137							
001	06/15/26	TECO	060826-1113-ACH	TECO June 2026	Utility - Electric	543041-53150	$1,455.66
						Check Total	*$1,455.66*
CHECK # 300138							
001	06/15/26	TECO	060826-3471-ACH	TECO June 2026	Utility - Electric	543041-53150	$32.37
						Check Total	*$32.37*
CHECK # 300139							
001	06/17/26	ADP INC	722973268-ACH	adp jUNE 2026	Dues, Licenses, Subscriptions	554020-51301	$20.40
						Check Total	*$20.40*
CHECK # 300140							
001	06/25/26	CHARTER COMMUNICATIONS	2432049060826-ACH	TV & INTERNET SVCS	Dues, Licenses, Subscriptions	554020-51301	$319.82
						Check Total	*$319.82*
CHECK # 300141							
001	06/25/26	BOCC	062426-6494-ACH	water sewage June 2026	Utility - Water	543018-53600	$1,313.30
						Check Total	*$1,313.30*

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300142							
001	06/30/26	WASTE MANAGEMENT	0257521-2206-6-ACH	ELECTRIC	Utility - Electric	543041-53150	$781.86
						Check Total	*$781.86*
						Fund Total	**$108,275.32**

SERIES 2018 DEBT SERVICE FUND - 200

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1936							
200	06/02/26	CYPRESS MILL CDD	05152026-0515	SERIES 2018, 2020, 2023 FY26 TAX DIST	Cash in Transit	103200-0	$838.61
						Check Total	*$838.61*
						Fund Total	**$838.61**

SERIES 2020 DEBT SERVICE FUND - 201

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1936							
201	06/02/26	CYPRESS MILL CDD	05152026-0515	SERIES 2018, 2020, 2023 FY26 TAX DIST	Cash in Transit	103200-0	$775.00
						Check Total	*$775.00*
						Fund Total	**$775.00**

SERIES 2023 DEBT SERVICE FUND - 202

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1936							
202	06/02/26	CYPRESS MILL CDD	05152026-0515	SERIES 2018, 2020, 2023 FY26 TAX DIST	Cash in Transit	103200-0	$633.78
						Check Total	*$633.78*
						Fund Total	**$633.78**

Total Checks Paid	**$110,522.71**

June 2026 Meeting

CYPRESS MILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	6/3/2026	180982	$13,000.00			DISSEMINATION SVCS
Monthly Contract Subtotal			**$13,000.00**			
Utilities						
WASTE MANAGEMENT	4/24/2026	0249702-2206-3-ACH	$781.86			ELECTRIC
Utilities Subtotal			**$781.86**			
Regular Services						
COMPLETE I.T CORP	5/1/2026	20318	$1,130.00			monitoring
COMPLETE I.T CORP	12/29/2025	18630	$27,286.48		$28,416.48	balance
INFRAMARK LLC	6/3/2026	180982	$772.50			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	6/3/2026	180982	$1,050.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	6/3/2026	180982	$3,536.33			ACCT SVCS
INFRAMARK LLC	6/3/2026	1168345	$150.00		$5,508.83	MANAGEMENT FEE APRIL 2024
Regular Services Subtotal			**$33,925.31**			
TOTAL			**$47,707.17**			

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
180982	6/3/2026
CUSTOMER ID	**NET TERMS**
C2296	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

BILL TO

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

Services provided for the Month of: June 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.

INVOICE

Customer ID: **32-00808-93008**
Customer Name: CYPRESS MILL CLUBHOUSE
Service Period: 05/01/26-05/31/26
Invoice Date: 04/24/2026
Invoice Number: 0249702-2206-3

How to Contact Us	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat. **Customer Service: (813) 621-3055**	**May 24, 2026** If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5, or such late charge allowed under applicable law, regulation or contract.	**$781.86** If payment is received after 05/24/2026: **$ 801.41**

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

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 32-00808-93008**
Cypress Mill Clubhouse, 15231 Miller Creek Dr, Ruskin FL 33573

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	05/01/26		1.00	256.63
4 Yard Dumpster 2X Week	05/01/26		1.00	525.23
Total Current Charges				**781.86**

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

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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
04/24/2026	0249702-2206-3	**32-00808-93008**
Payment Terms	**Total Due**	**Amount**
Total Due by 05/24/2026	$781.86	
If Received after 05/24/2026	$801.41	

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

2206000320080893008002497020000007818600000078186 4

I0290C74

CYPRESS MILL CLUBHOUSE
15231 MILLER CREEK DR
RUSKIN FL 33573

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

405-0343040-2206-3

GREENER WAYS TO PAY

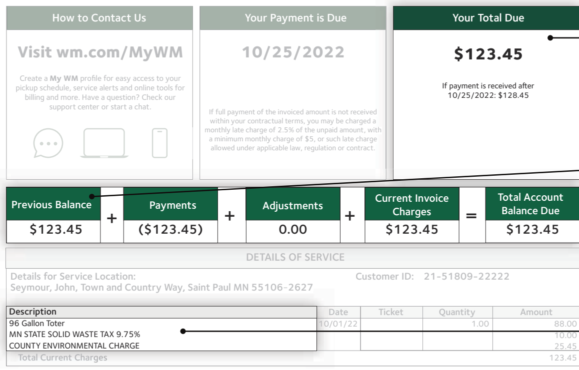
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



How to Contact Us	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a **My WM** profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.	10/25/2022 If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5, or such late charge allowed under applicable law, regulation or contract.	$123.45 If payment is received after 10/25/2022: $128.45

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
$123.45		($123.45)		0.00		$123.45		$123.45

DETAILS OF SERVICE

Details for Service Location: Customer ID: 21-51809-22222
Seymour, John, Town and Country Way, Saint Paul MN 55106-2627

Description	Date	Ticket	Quantity	Amount
96 Gallon Toter	10/01/22		1.00	88.00
MN STATE SOLID WASTE TAX 9.75%				10.00
COUNTY ENVIRONMENTAL CHARGE				25.45
Total Current Charges				123.45

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

New Payment Platform

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

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

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

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

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

☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

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

Email	
Date	
Bank Account Holder Signature	

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

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

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

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20318
Invoice Date	05-01-26
Balance Due	**$1,130.00**

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	24.0	$228.00
EEN 2-Way Intercom License	Eagle Eye VMS Speaker/Intercom M30 Monthly	$20.00	2.0	$40.00
CIT Video Monitoring	CIT Video Monitoring: After hours camera monitoring for pool deck	$100.00	6.0	$600.00
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$18.00	9.0	$162.00
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	$35.00	1.0	$35.00
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	$65.00	1.0	$65.00

Subtotal	**$1,130.00**
Tax	$0.00
Invoice Total	$1,130.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,130.00**

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 #	18630
Invoice Date	12-29-25
Balance Due	**$27,286.48**

Item	Description	Unit Cost	Quantity	Line Total
Remainder Project Invoice	== Remainder Invoice for Project == - Please refer to estimate for further details - Please refer to contract for further details - Licenses and Monthlys (if applicable) will be billed separately after 1st month - Invoice due net 15 after completion of project	$27,286.48	1.0	$27,286.48

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

Invoice Ticket

Ticket Date	Mon 12-29-25 11:22 AM
Ticket #	12418
Subject	**Project Installation: Brivo, EEN with monitoring, WiFi,**

Ticket Issue

Initial Issue Mon 12-29-25 11:22 AM Thomas Giella	Project Installation: Brivo, EEN with monitoring, WiFi,

Ticket Comments

Date	Comment
Note Tue 04-21-26 12:55 PM Jacob Macy	Installed 16 port poe in nema untill tomorrow, so I can grab a power cable for 8 port that should be in there, connected building udb pro to 16 port switch in closet, had to unplug the aps as it was trying to child to them untill I was able to child and parent the udbs. Adjust cameras
Initial Issue Mon 12-29-25 11:22 AM Thomas Giella	Project Installation: Brivo, EEN with monitoring, WiFi,

INFRAMARK

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

Client ID Number	

Invoice Number	1168345
Invoice Date	6/3/2026
Due Date	7/3/2026

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 **03 Jun 2026 02:56:03PM CST**

DISTRICT : CYPRESS MILL CDD **Go Green! Think before you print.**

INVOICE NO. 1168345 - DETAIL

INVOICE DATE: 6/3/2026

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										
	6/1/2026	4575092	CYMCDD District Area	General Porter Service; Dog Waste and Park Trash Cans -June 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**	

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	6/8/2026	2432049060826-ACH	$319.82			TV & INTERNET SVCS
Monthly Contract Subtotal			**$319.82**			
Utilities						
BOCC	6/24/2026	062426-6494-ACH	$1,313.30			WATER
Utilities Subtotal			**$1,313.30**			
Regular Services						
ADP INC	6/5/2026	722973268-ACH	$20.40			ADP
COMPLETE I.T CORP	6/17/2026	20395	$1,366.50			camera
INFRAMARK LLC	6/25/2026	1168784	$165.00			MANAGEMENT FEE APRIL 2024
PHANTOM FITNESS SERVICES	6/15/2026	06152026-CM	$2,348.56			gym
QUILL LLC	6/16/2026	49280935	$55.27			supplies
QUILL LLC	6/16/2026	49280991	$13.59			supplies
QUILL LLC	6/15/2026	49265824	$90.76			supplies
QUILL LLC	6/16/2026	49291733	$113.97		$273.59	supplies
STRALEY ROBIN VERICKER	6/15/2026	28574	$1,678.50			PROFESSIONAL SERVICES
TKOT ENTERPRISES LLC	7/1/2026	243910	$650.00			JANITORIAL
Regular Services Subtotal			**$6,502.55**			
TOTAL			**$8,135.67**			

June 8, 2026
Invoice Number: 2432049060826
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

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

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

Summary

Service from 06/08/26 through 07/07/26
details on following pages

Previous Balance	319.82
Payments Received -Thank You!	-319.82
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
YOUR AUTO PAY WILL BE PROCESSED 06/25/26	
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 06092026 NNNNNNNN 01 991851

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

June 8, 2026

Cypress Mill POA

Invoice Number: 2432049060826
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

Cypress Mill POA
Invoice Number: 2432049060826
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 06092026 NNNNNNNN 01 991851

Charge Details

Previous Balance		319.82
EFT Payment	05/25	-319.82
Remaining Balance		**$0.00**

Payments received after 06/08/26 will appear on your next bill.

Service from 06/08/26 through 07/07/26

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

Spectrum Business Internet	130.00
Advanced WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$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: 2432049060826
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 06092026 NNNNNNNN 01 991851

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.

June 8, 2026

Cypress Mill POA

Invoice Number:	2432049060826
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 06092026 NNNNNNNN 01 991851

Hillsborough County Florida
EST. 1834

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS MILL CDD	2339396494	06/24/2026	07/15/2026

Service Address: 15231 MILLER CREEK DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	05/20/2026	59652	06/22/2026	60479	82700 GAL	ACTUAL	WATER

Service Address Charges

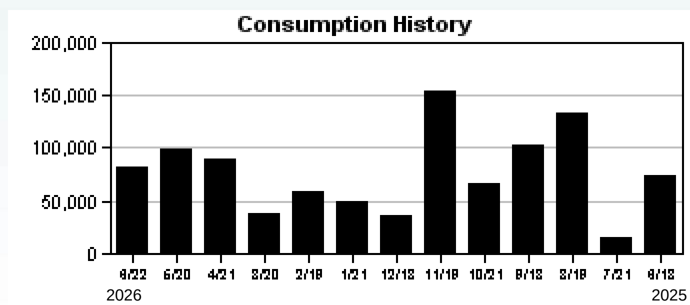
Customer Service Charge	$6.54
Purchase Water Pass-Thru	$249.75
Water Base Charge	$80.39
Water Usage Charge	$197.23
Sewer Base Charge	$194.70
Sewer Usage Charge	$584.69

Summary of Account Charges

Previous Balance	$1,564.84
Net Payments - Thank You	$-1,564.84
Total Account Charges	**$1,313.30**
AMOUNT DUE	**$1,313.30**

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.**



Hillsborough County Florida
EST. 1834

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!

DUE DATE	07/15/2026

Auto Pay Scheduled
DO NOT PAY

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

1,668 0

002339396494 7 00001313303

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

Always Designing for People®

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 722973268
Advice of Debit Date	: 06/05/2026
Advice of Debit Due Date	: 06/12/2026
Total Debited This Invoice	: $20.40

0006267 01 MB 0.672 01 TR 00026 R2BDDC11 000000

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

RECEIVED
JUN 15 2026
By

Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES COMPANY CODE 0062-10-KPR	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 05/14/2026					
Workforce Now Payroll Solution Bundle Includes: Enhanced Payroll	4	$2.60 each		$10.40	
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 06/12/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

S 006267 R2BDDC11 007260 E

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

Complete I.T. SERVICE & SOLUTIONS

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

Invoice #	20395
Invoice Date	06-17-26
Balance Due	**$1,366.50**

Item	Description	Unit Cost	Quantity	Line Total
EEN Starlight Camera	Eagle Eye Camera DT03 Outdoor Turret 4Mpix, NDAA, Starlight, WhiteLED, IP66, 2.8mm lens, microphone, AudioI/O, I/O, POE, SDCard	$539.00	1.0	$539.00
CAT6 Drop Installation	Ethernet Cat6 Cable Drop and Termination	$250.00	1.0	$250.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	$165.00	3.5	$577.50

Subtotal	**$1,366.50**
Tax	$0.00
Invoice Total	$1,366.50
Payments	$0.00
Credits	$0.00
Balance Due	**$1,366.50**

Invoice Ticket

Ticket Date	Fri 06-05-26 10:17 PM
Ticket #	13075
Subject	**Additional Camera**

Ticket Issue

Initial Issue Fri 06-05-26 10:17 PM Thomas Giella	Additional Camera

Ticket Comments

Date	Comment
Initial Issue Fri 06-05-26 10:17 PM Thomas Giella	Additional Camera

INFRAMARK

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

Client ID Number	

Invoice Number	**1168784**
Invoice Date	**6/25/2026**
Due Date	**7/25/2026**

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	$165.00

Subtotal	**$165.00**
Sales Tax	**$0.00**
Total	**$165.00**

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 **25 Jun 2026 01:10:42PM CST**

DISTRICT : CYPRESS MILL CDD **Go Green! Think before you print.**

INVOICE NO. 1168784 - DETAIL

INVOICE DATE: 6/25/2026

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										
	6/24/2026	4599498	CYMCDD District Area	General Maintenance; Replace Stop Sign at the Clubhouse Parking Lot	$0.00	$0.00	$165.00	$0.00	$165.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$165.00**	**$0.00**	**$165.00**	
				BWO Total	**$0.00**	**$0.00**	**$165.00**	**$0.00**	**$165.00**	
				Invoice Total	**$0.00**	**$0.00**	**$165.00**	**$0.00**	**$165.00**	

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: 06/15/2026
INV#06152026-CM
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Preventative Maintenance	1	$ 414.38	$ 414.38
Labor	7	$ 105.00	$ 735.00
Cable Replacement	1	$ 395.00	$ 395.00
Cycle Repair	1	$ 495.00	$ 495.00
Hardware	3	$ 79.00	$ 237.00
		Subtotal	$ 2,276.38
		Shipping	$ 72.18
		Tax	Exempt
		Total	$ 2,348.56

Notes: Repairs complete.

Thank you!

Quill

PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 06/15/2026
Ship Date: 06/16/2026
Invoice Date: 06/16/2026
Due Date: 07/16/2026
TIN: 04-2896127

Ship To:
Inframark - Cypress Mill Cdd
Brian Mitchell
15231 Miller Creek Drive 1
Sun City Center FL 33573

Sold To:

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

Customer PO: sanchezalba Order#: 191429985 Invoice #: 49280935 Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-24599971	19.7-In. Silent courtyard clk		1	$55.27	each	$55.27

Your rewards savings of $2.82 is reflected in the item prices on this invoice

View your account balance and pay invoices online!
Go to Quill.com/billing

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

Always happy to help
800.982.3400 invoice@quill.com

Merchandise Amt:	$55.27
Tax:	$0.00
Shipping:	Free
Amount Due:	$55.27

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

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

Account Number: 8583549
Inframark Management Services

Quill

Invoice Number: 49280935
Invoice Date: 06/16/2026
Amount Due: $55.27
Payable in US Dollars

Payable to:

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

0011000000492809350008583549410000000055270

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

Quill

PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date:	06/15/2026
Ship Date:	06/16/2026
Invoice Date:	06/16/2026
Due Date:	07/16/2026
TIN:	04-2896127

Ship To:
Inframark - Cypress Mill Cdd
~~Brian Mitchell~~
15231 Miller Creek Drive 1
Sun City Center FL 33573

Sold To:

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

Customer PO: sanchezalba   Order#: 191429986   Invoice #: 49280991   Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-1025165MUT	7 yellow locking tie (100)		1	$13.59	pack	$13.59

Your rewards savings of $0.70 is reflected in the item prices on this invoice

View your account balance and pay invoices online!
Go to Quill.com/billing

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

Always happy to help
800.982.3400   invoice@quill.com

Merchandise Amt:	$13.59
Tax:	$0.00
Shipping:	Free
Amount Due:	$13.59

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

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

Account Number: 8583549
Inframark Management Services

Payable to:

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

Quill

Invoice Number: 49280991
Invoice Date: 06/16/2026
Amount Due: $13.59
Payable in US Dollars

0011000000492809910008583549410000000013597

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

Quill

PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 06/15/2026
Ship Date: 06/15/2026
Invoice Date: 06/15/2026
Due Date: 07/15/2026
TIN: 04-2896127

Ship To:
Inframark - Cypress Mill Cdd
Brian Mitchell
15231 Miller Creek Drive 1
Sun City Center FL 33573

Sold To:

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

Customer PO: sanchezalba   Order#: 191429987   Invoice #: 49265824   Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-24568994	170 pc househld tool kit		1	$90.76	each	$90.76

Your rewards savings of $4.63 is reflected in the item prices on this invoice

View your account balance and pay invoices online!
Go to Quill.com/billing

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

Always happy to help
800.982.3400 invoice@quill.com

Merchandise Amt:	$90.76
Tax:	$0.00
Shipping:	Free
Amount Due:	$90.76

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

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

Account Number: 8583549
Inframark Management Services

Quill

Payable to:

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

Invoice Number: 49265824
Invoice Date: 06/15/2026
Amount Due: $90.76
Payable in US Dollars

0011000000492658240008583549410000000090761

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

Quill

PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 06/16/2026
Ship Date: 06/17/2026
Invoice Date: 06/16/2026
Due Date: 07/16/2026
TIN: 04-2896127

Ship To:
Inframark - Cypress Mill Cdd
~~Brian Mitchell~~
15231 Miller Creek Drive 1
Sun City Center FL 33573

Sold To:

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

Customer PO: cypress mill cdd Order#: 191449985 Invoice #: 49291733 Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-21000QQ	Towels multifold pref ult 2Ply	White	3	$37.99	carton	$113.97

View your account balance and pay invoices online!
Go to Quill.com/billing

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

Always happy to help
800.982.3400 invoice@quill.com

Merchandise Amt:	$113.97
Tax:	$0.00
Shipping:	Free
Amount Due:	$113.97

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

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

Account Number: 8583549
Inframark Management Services

Quill

Invoice Number: 49291733
Invoice Date: 06/16/2026
Amount Due: $113.97
Payable in US Dollars

Payable to:

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

0011000000492917330008583549410000000113972

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

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

June 15, 2026
Client: 001503
Matter: 000001
Invoice #: 28574

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/6/2026	WAS	REVIEW WORKSHOP AGENDA.	0.1	$30.50
5/8/2026	WAS	REVIEW VENDOR PROPOSED CHANGES TO POND EROSION REPAIR AGREEMENT, COMMUNICATIONS WITH A. SANCHEZ REGARDING TIMELINE FOR PROCESSING DISTRICT INVOICES AND REVISE AGREEMENT ACCORDINGLY; REVIEW DRAFT OF PROPOSED BUDGET.	0.9	$274.50
5/13/2026	WAS	COMMUNICATIONS WITH A. SANCHEZ REGARDING BOARD OF SUPERVISORS MEETING.	0.2	$61.00
5/14/2026	WAS	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA ZOOM; COMMUNICATIONS WITH A. SANCHEZ REGARDING TERMINATION OF PRIOR AQUATICS VENDOR; COMMUNICATIONS REGARDING PRELIMINARY BUDGET.	2.1	$640.50
5/14/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	$105.00
5/20/2026	WAS	COMMUNICATIONS WITH K. BAKER REGARDING CLS AGREEMENT.	0.2	$61.00
5/21/2026	WAS	REVIEW CLS RESPONSE TO CONTRACT REVISIONS REGARDING PAYMENT TERMS AND DISCUSS DISTRICT OPTIONS WITH A. SANCHEZ.	0.4	$122.00
5/26/2026	WAS	COMMUNICATIONS WITH A. SANCHEZ REGARDING CLS REQUEST FOR 20 DAY PAYMENT TERMS AND REVISE AGREEMENT ACCORDINGLY.	0.2	$61.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/26/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.8	$140.00
5/28/2026	WAS	REVIEW EXECUTED AGREEMENT FOR POND BANK EROSION REPAIR; DRAFT TERMINATION LETTER TO SITEX.	0.6	$183.00
		Total Professional Services	6.1	$1,678.50

Total Services	$1,678.50	
Total Disbursements	$0.00	
Total Current Charges		$1,678.50
Previous Balance		$3,152.50
Less Payments		*($3,152.50)*
PAY THIS AMOUNT		**$1,678.50**

Please Include Invoice Number on all Correspondence