



Cypress Mill Community Development District

September 10, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 277 956 211 197

PASSCODE: Fo6SX7Hd

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cypress Mill Community Development District

Board of Supervisors

Jason Robare, Chairman
John Zankos, Vice Chairperson
Dr. Anthony Seabrook, Assistant Secretary
William Sharp, Assistant Secretary
Timery Shante Torres, 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, September 10, 2026, at 9:30 a.m.

The Regular Meeting of the **Cypress Mill Community Development District** will be held on **September 10, 2026, at 9:30 a.m. at the Offices at Inframark, located at 2005 Pan Am Circle, Tampa, Florida 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. AUDIENCE COMMENTS

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

4. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Inframark August 2026 Field Inspection
- D. Landscape
 - i. Steadfast Estimate to Create a New Landscape Bed Around Landscape Circle
 - ii. Steadfast Estimate to Replace Failing Tabebuia near the Beth Shields Entrance
 - iii. Steadfast Estimate to Replace Dead Viburnum with New Plant Material
 - iv. Steadfast Estimate to Revamp Crape Myrtle Landscape
- E. Aquatic Report
 - i. Advanced Aquatic Sediment and Vegetation Removal Proposal
 - ii. Advanced Aquatic Environmental Services Agreement Addendum – Outflow Structure Maintenance
- F. District Manager
- G. Onsite-Site Manager

5. BUSINESS ITEMS

- A. Ratification of Grau & Associates Fiscal Year 2026 Audit Engagement Letter
- B. Discussion of Playmore Color Scheme for the Playground

- C. JAN-PRO of Tampa Bay Amendment to Cleaning and Pricing Agreement – Adding Full Cleaning of Gym Equipment and Two Large Trash Bins by the Basketball Court

6. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of August 13, 2026, Regular Meeting
- B. Review of Financial Snapshot and Cash Flow Analysis as of July 31, 2026
- C. Approval of July 2026 Check Register with Invoices

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. AUDIENCE COMMENTS

9. ADJOURNMENT

The next Regular Meeting is scheduled for Thursday, October 8, 2026, at 9:30 a.m.



Cypress Mill CDD August 2026

Field Inspection Report

Tuesday, August 18 2026

Prepared For Board Of Supervisors

9 Issues Identified

9 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Inframark Maintenance

Greenleaf Bay Pocket Park

Observation: Fence damage was observed at the pocket park on Greenleaf Bay.

Recommendation: Repair the affected fence section and verify that the fence is properly secured and aligned following repairs.



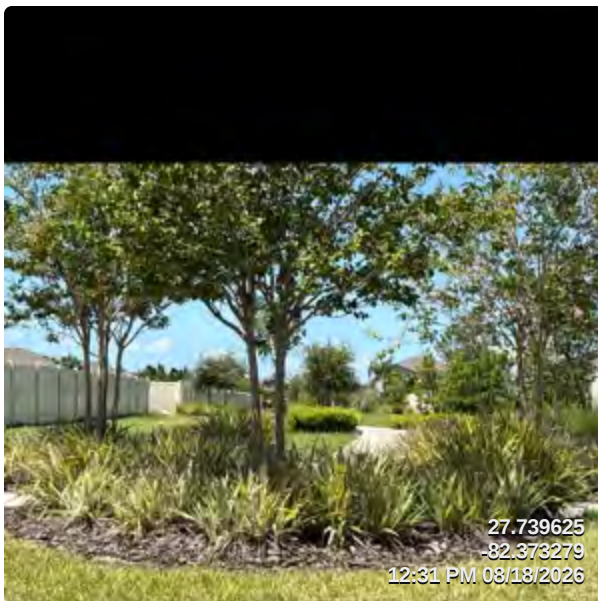
Issue 2

Assigned To: Steadfast

Miller Creek Drive, South of Jenkins Vista Court

Observation: Flax Lily plantings along Miller Creek Drive require cleaning and removal of expired foliage.

Recommendation: Clean out the Flax Lily by removing dead, declining, and excessive foliage to improve the overall appearance and encourage healthy new growth



Issue 3

Assigned To: Steadfast

Miller Creek Drive Medians

Observation: Palm debris was observed within the median landscape beds along Miller Creek Drive.

Recommendation: Remove accumulated palm debris and maintain the beds free of fallen fronds and other landscape debris.



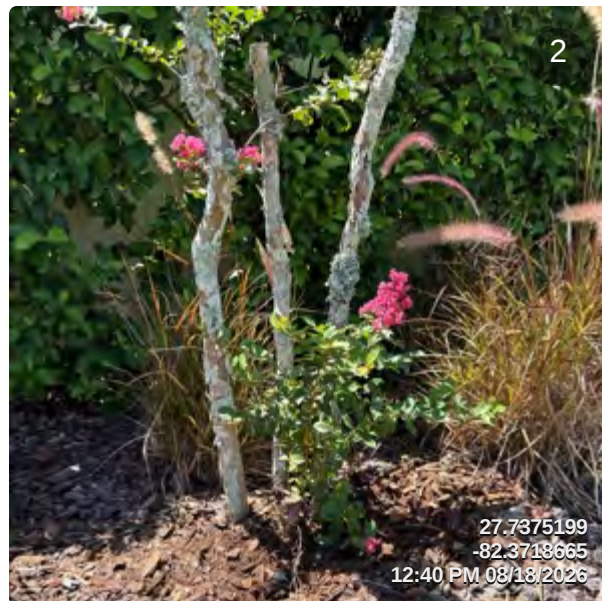
Issue 4

Assigned To: Steadfast

Camp Island Drive, South Side

Observation: Soil testing was completed for the declining Crape Myrtles along the south side of Camp Island Drive. Soil pH and nutrient levels returned within favorable ranges. Based on these results, planting method and/or settlement following installation are the most likely contributing factors to the decline.

Recommendation: Consider replacement of the declining Crape Myrtles to restore the intended appearance of the landscape. Ensure proper planting depth and installation practices when replacements are installed.



Issue 5

Assigned To: Steadfast

Camp Island Drive / Beth Shields Entrance

Observation: A dead tree was observed on Camp Island Drive, just west of the Beth Shields entrance on the outbound side.

Recommendation: Remove the dead tree and replace as appropriate to maintain the intended landscape design.

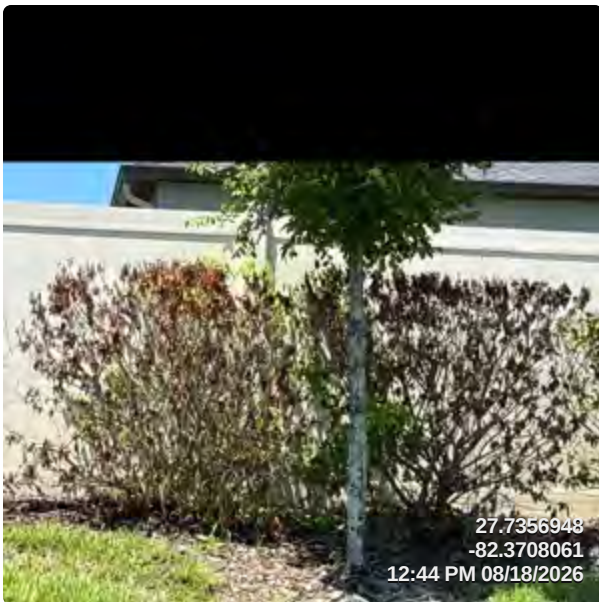
Issue 6

Assigned To: Steadfast

Beth Shields Drive

Observation: Dead and declining shrubs were observed along Beth Shields Drive.

Recommendation: Remove the dead shrubs and evaluate the remaining plant material for viability. Replace missing plant material as appropriate to restore continuity within the landscape bed.



Item 7

Assigned To: Steadfast

Pocket Park

Observation: Low-hanging tree limbs were observed along the pocket park walkway and are encroaching into the pedestrian clearance area.

Recommendation: Prune low limbs to provide appropriate clearance over and alongside the walkway while maintaining proper tree structure.



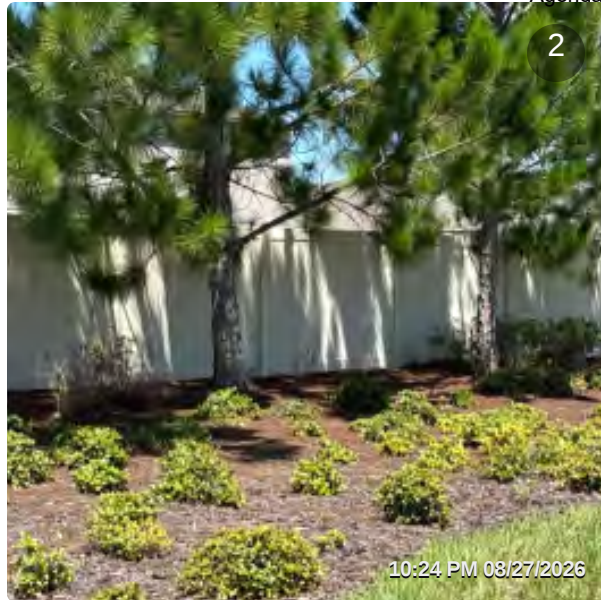
Item 8

Assigned To: Steadfast

Fence-Line Landscape Bed

Observation: Gaps from missing shrubs were observed along the fence line. Existing shrubs also contain dead limbs requiring removal.

Recommendation: Remove dead limbs from the existing shrubs and replace missing shrubs to restore a consistent landscape screen along the fence.



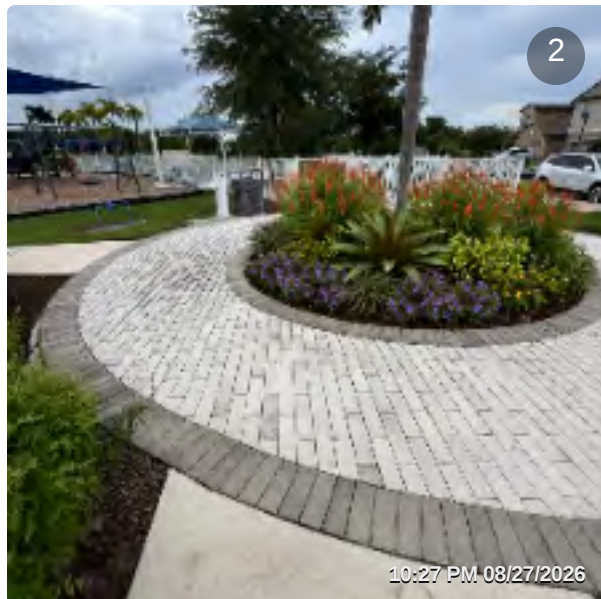
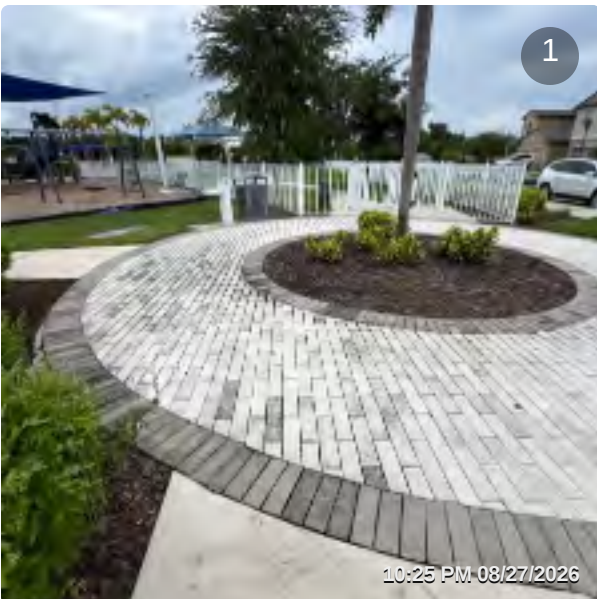
Item 9

Assigned To: Board

Circle Island

Observation: The landscape bed within the circle island is sparse and requires additional plant material to create a fuller, more finished appearance. A conceptual AI rendering was prepared during the inspection to demonstrate how the island could be enhanced with native plantings and additional color.

Recommendation: Consider redesigning and filling in the circle island with Florida-friendly/native plant material, incorporating a mixture of foliage textures and flowering plants to provide year-round interest and seasonal color. The conceptual rendering on page 5 may be used as a visual reference when developing a formal enhancement proposal.



Outstanding Items from previous report

June report

Issue 4 Miller Creek Drive & Camp Island Drive (A dead tree is present at the corner of Miller Creek Drive and Camp Island Drive.)

Issue 14 Buckford Landing Pocket Park (The maple tree located within the pocket park is exhibiting signs of decline.)

Issue 16 Jenkins Vista & Miller Creek Drive (A dead tree is present at the intersection.)

Issue 17 King Creek Drive (North Side of Pond) (Weeds are present within the landscape beds and adjacent turf areas.)

Issue 20 Kingsfield Drive & Miller Creek Drive (Tree is creating a line-of-sight issue for motorists approaching the stop sign.)



Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE 9/2/2026 **DUE** 10/2/2026 **ESTIMATE #** EST-SCA4923

BILL TO

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

SHIP TO

SM1039 (402)
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center FL 33573

DESCRIPTION	QTY	RATE	AMOUNT
-scope of work is to create a new landscape bed around landscape circle. -blue daze will be installed as a border planting -pockets of firebush and arbutus will be planted in the middle to create contrast	1.00	0.00	0.00
Blue Daze, Blue My Mind 1gal	36.00	24.00	864.00
Firebush, Compact 3gal	7.00	14.00	98.00
Arbutus 3gal	7.00	14.00	98.00
Mini Pine Bark Nuggets Bulk	2.00	60.00	120.00
Maintenance Labor	6.00	55.00	330.00
-If this proposal is approved the total of this estimate will be deducted from the all inclusive contractTime Landscape Service	1.00	0.00	0.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 1,510.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE 9/2/2026 **DUE** 10/2/2026 **ESTIMATE #** EST-SCA4922

BILL TO

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

SHIP TO

SM1039 (402)
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center FL 33573

DESCRIPTION	QTY	RATE	AMOUNT
-scope of work is to replace the failing (3) tabebuia near the Beth Shields Entrance -After installation pine bark mulch will be installed around the immediate areas of the tree rings	1.00	0.00	0.00
Tabebuia, Pink 3"	3.00	900.00	2,700.00
Tree Staking and Strapping - Properly stake all hardwood trees per specification and best management practices.	3.00	30.00	90.00
Mini Pine Bark Nuggets Bulk	1.00	60.00	60.00
Maintenance Labor	8.00	55.00	440.00
-If this proposal is approved the total of this estimate will be deducted from the all inclusive contract	1.00	0.00	0.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **3,290.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE 9/2/2026 **DUE** 10/2/2026 **ESTIMATE #** EST-SCA4921

BILL TO

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

SHIP TO

SM1039 (402)
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center FL 33573

DESCRIPTION	QTY	RATE	AMOUNT
-Scope of work is to replace dead viburnum along Beth Shields. -Area around the viburnum planting will be touched up with pine bark	1.00	0.00	0.00
Viburnum, Odor Sweet 15gal	10.00	120.00	1,200.00
Mini Pine Bark Nuggets Bulk	3.00	60.00	180.00
Maintenance Labor	12.00	55.00	660.00
-if this proposal is approved the amount will be deducted from the all inclusive contract total.	1.00	0.00	0.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **2,040.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE 9/2/2026 **DUE** 10/2/2026 **ESTIMATE #** EST-SCA4920

BILL TO

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

SHIP TO

SM1039 (402)
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center FL 33573

DESCRIPTION	QTY	RATE	AMOUNT
-Scope of work is to revamp the crape myrtle landscape -Remove the existing crape myrtles that are on the south side of road. -Install (9) 30 Gal Multi Stem Natchez Crape Myrtle -Touch up landscape areas immediately affected by landscape work with fresh pine bark	1.00	0.00	0.00
Crape Myrtle, Natchez 30g-Multi	9.00	300.00	2,700.00
Mini Pine Bark Nuggets Bulk (\$60 per yard)	11.00	60.00	660.00
Tree Staking and Strapping - Properly stake all hardwood trees per specification and best management practices.	9.00	30.00	270.00
Maintenance Labor	55.00	11.00	605.00
-approval of this proposal will be deducted from the all inclusive plant replacement budget	1.00	0.00	0.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 4,235.00

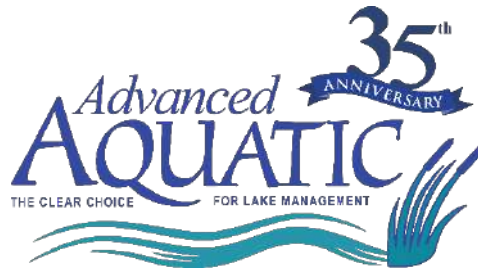
I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Cypress Mill

COMMUNITY DEVELOPMENT DISTRICT

Cypress Mill Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

8/24/2026

Prepared by:

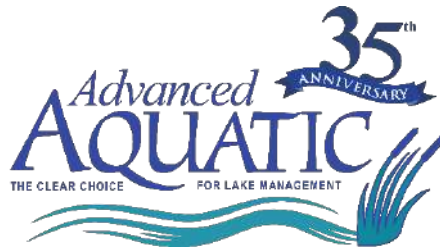
Jacob M. Adams, Project Manager & Biologist

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.

Minimal amounts of algae and slender spike rush were previously treated and positive results have continued to be seen. Minimal to no new growth of shoreline weeds were observed. Floating inflow structure in the north western corner, where undermining has occurred.



Pond 2

Comments:

Pond 2 looks good.

The pond weed and algae treatments have continued to show positive results and reduction. Minimal to no decaying, previously treated growth was observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased.

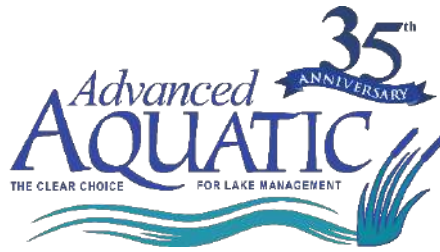


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Waterway Inspection Report | Page 3

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 overall.

Only traces amounts of algae growth was observed around the perimeter areas of the pond. This new growth was limited and was no more than a few inches. No issues were observed with shoreline weeds or submersed weeds. The water level has increased to a normal level.

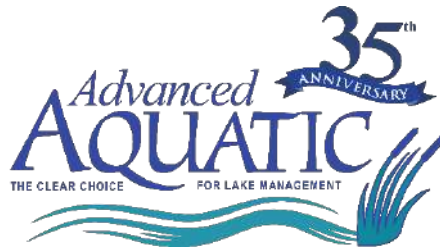


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Waterway Inspection Report | Page 4

Site Assessments

Pond 5

Comments:

Pond 5 looks good overall.

Trace amounts decaying pond weed were observed. This growth has continued to be targeted for treatment. Positive results and reductions continue to be seen. No issues were observed with algae or shoreline weeds. The water level has increased.



Pond 6

Comments:

Pond 6 looks good.

Previous treatments have targeted slender spike rush and algae growth. Positive results have been seen with both treatments. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased.

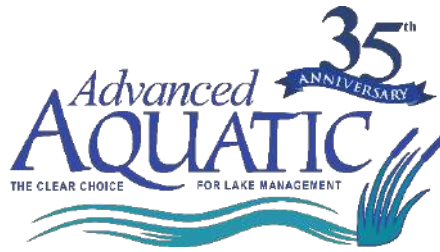


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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Pond 7 looks good overall.

A minimal amount of both decaying and new slender spike rush growth was observed. Treatments will continue to target this until further reduced. No issues were observed with shoreline weeds. Native vegetation around the perimeter is thriving.



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. Positive results have been seen from these treatments. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased.

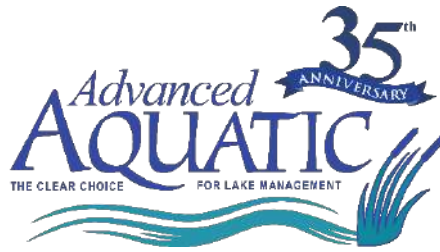


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Waterway Inspection Report | Page 6

Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Past treatments have targeted algae, submersed weed, and shoreline weed growth and major improvements have been seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to a normal level.



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. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased.

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

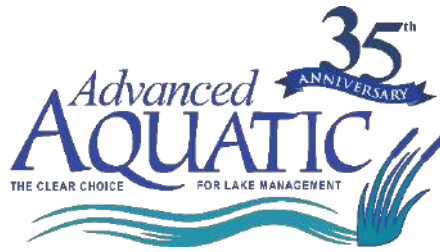


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Waterway Inspection Report | Page 7

Site Assessments

Pond 11

Comments:

Pond 11 looks good.

Minimal shoreline weeds and grasses were previously treated on pond 11. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased.



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Waterway Inspection Report | Page 8

Site Assessments

Map



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292 S. Military Trail, Deerfield Beach, FL 33442

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

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- SEDIMENT and VEGETATION REMOVAL PROPOSAL-

August 28, 2026

Cypress Mill Community Development District

c/o Inframark

2654 Cypress Ridge Blvd., Ste. 101

Wesley Chapel, FL 33544

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services: See the attached map for reference.

Pond 6- Remove Brazilian Peppers and sediment in front of the outflow pipe leading from the pond. At the south end of Pond 6, clean out an approximately 10' x 10' area of sediment and vegetation in front of the inflow pipe.

Pond 8- Clean out an approximately 10' x 10' area of sediment and vegetation in front of the inflow pipe.

Pond 9- Clean out an approximately 10' x 20' area of sediment and vegetation in front of the inflow pipe.

Pond 10- South Drain- Clean out an approximately 10' x 10' area of sediment and vegetation in front of the inflow pipe.

Pond 10 - North Drain- Clean out an approximately 10' x 10' area of sediment and vegetation in front of the inflow pipe.

Pond 11- Clean out an approximately 10' x 10' area of sediment and vegetation in front of the inflow pipe.

Wetland 1 – Between the 2nd and 3rd House: Clean out an approximately 10' x 10' area of sediment and vegetation in front of the inflow pipe.

Wetland 2 – North End: Clean out an approximately 10' x 10' area of sediment and vegetation in front of the inflow pipe.

Wetland 2 – South End: Clean out an approximately 10' x 10' area of sediment and vegetation in front of the inflow pipe.

A 50% deposit in the amount of \$4,440.00 is required prior to commencement of the work.

Total \$8,880.00

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Cypress Mill Community Development District Sediment and Vegetation Removal Proposal – Page 2 of 2

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____ Date _____

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lakes@advancedaquatic.com

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





Proposal Date: 8/28/2026

ENVIRONMENTAL SERVICES AGREEMENT - ADDENDUM -

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

Cypress Mill Community Development District
c/o Inframark IMS
12980 Tarpon Springs Road
Odessa, FL 33556

hereinafter referred to as "CUSTOMER".

The parties hereto agree as follows:

- 1) AAS, Inc. agrees to provide additional maintenance services for the outflow structures located at Ponds 6, 8, 9, 10 (South and North Drains), 11, Wetland 1, and Wetland 2. Maintenance will include clearing any obstructions from the designated areas surrounding the outflow structures. A map is attached for reference.
- 2) AAS, Inc. will conduct a minimum of twelve (12) inspections per year, with treatment and maintenance provided as required during each visit (one (1) visit per month).
- 3) CUSTOMER agrees to compensate AAS, Inc., its agents, or assigns, for the environmental services rendered as follows:

Outflow Structure Maintenance Monthly Investment	\$350.00
--	----------

4) This Addendum is subject to the terms and conditions outlined in the previously executed agreement dated June 28, 2026. All other terms and conditions of the original agreement remain unchanged and shall remain in full force and effect.

For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Addendum Start Date: _____

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



Image © 2026 Airbus

Manager's Report – Cypress Mills CDD

Cypress Mills Community Development District (CDD)

Cypress Mills Clubhouse

15231 Miller Creek Dr – Sun City Center FL 33573

Monthly Report – August 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 meeting successfully conducted Aug. 12th
- New umbrellas installed
- Damaged seat cushion covers partially addressed
- Elliptical squeaking addressed (shaking to be addressed between 8/31-9/4)
- Multiple other maintenance requests made but have not been acted on as of 8/29
- APG Electric due Monday for Splashpad-related investigations

Vendor site visits / Services provided

- Inframark maintenance team for umbrella installations
- Phantom Fitness for elliptical repairs
- JanPro continued routine janitorial services.
- Steadfast Landscaping maintained landscaping standards.

Facility Maintenance & Improvements

- Continued monitoring of pool deck conditions and resident safety concerns.
- Continued digitizing of key fob documents
- Multiple pending maintenance requests

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
- Four resident clubhouse rentals conducted during the month of August
- Eight key fobs were made during the month of August



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

August 12, 2026

To Board of Supervisors
Cypress Mill Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Cypress Mill Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Mill Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$8,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Mill Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

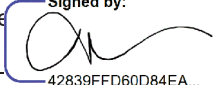
Very truly yours,

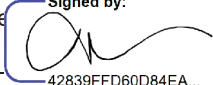
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter is signed by:  h the understanding of Cypress Mill Community Development District.

By:  42839FFD60D84EA...

Title: Chair

Date: 8/20/2026



Peer Review
Program

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

COLOR INSPIRATION

1



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COLOR INSPIRATION

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COLOR INSPIRATION

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Amended Agreement

Date: 01 September 2026

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

Attention: Mason Leon

Email: MLEon@Azuria.com

From: Jan-Pro of Tampa Bay
Jim Agee (Jim@JPTampa.com)

Amendment to Cleaning and Pricing Agreement between JAN-PRO of Tampa Bay and,

Client: Cypress Mill CDD

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

Dated: 12/15/2025

Amendment to contract to add full cleaning of GYM Equipment and 2 large Trash Bins by the Basketball Courts. Frequency and Days of cleaning will remain at 2 days a week on Tu and F.

Prior Contract value: \$ 650.00 per month + tax

Amended Contract value: \$ 775.00 per month + tax

Start Date: TBA Authorized Mason Leon

Signature: _____ Title: _____

The Client hereunder agrees by signing this Amendment Agreement to be bound to all terms & conditions of the original Cleaning Contract and Pricing Agreement dated 12/15/2025.

We kindly remind you that if we don't receive a signed authorization from you within 10 days, we will assume that you have authorized this action. This is to ensure we can process this request timely with no unnecessary delays. We appreciate your cooperation in providing us timely authorizations. Please contact me with any questions or concerns and we will be happy to assist you.

Jan-Pro of Tampa Bay
6908 W. Linebaugh Avenue, Tampa, FL 33624
Phone: 813.864.1940 Fax: 813.864.1941
www.jan-pro.com

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

The regular meeting of the Board of Supervisors of the Cypress Mill Community Development District was held on Thursday, August 13, 2026, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Jason Robare	Chairperson
John Zankos	Vice Chairperson
Anthony Seabrook	Assistant Secretary
William Sharp	Assistant Secretary
Timery Shante Torres	Assistant Secretary

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Whitney Sousa	District Counsel
Mason Leon	On-Site Manager
Jason Jaszak	Advanced Aquatic

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Mr. Seabrook, seconded by Mr. Zankos, with all in favor, the agenda for the August 13, 2026, meeting was approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS**Public Hearing on the Adoption of the
Fiscal Year 2027 Budget and Levying of
Assessments****A. Open the Public Hearing**

On MOTION by Mr. Robare, seconded by Mr. Zankos, with all in favor, the public hearing was opened at 10:00 a.m.

B. Presentation of the Fiscal Year 2027 Approved Proposed Budget

The Fiscal Year 2027 Approved Proposed Budget was presented and discussed. No changes were made.

C. Close the Public Hearing

On MOTION by Mr. Seabrook, seconded by Mr. Sharp, with all in favor, the public hearing was closed.

D. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget

On MOTION by Mr. Seabrook, seconded by Mr. Sharp, with all in favor, Resolution 2026-07, Adopting a Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; and Providing an Effective Date was adopted.

E. Consideration of Resolution 2026-08, Levying of O&M Assessments

On MOTION by Mr. Seabrook, seconded by Mr. Zankos, with all in favor, Resolution 2026-08, 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 the Amendment to the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date was adopted.

FIFTH ORDER OF BUSINESS**Special Business Items****A. Review of Resume from Timery Shante Torres for Vacant Board Seat**

Ms. Timery Shante Torres presented a high-level overview of her credentials.

B. Discussion of New Supervisor for Vacant Board Seat #1

The Board discussed the vacant Board Seat.

On MOTION by Mr. Zanikos, seconded by Mr. Sharp, with all in favor, Ms. Timery Shante Torres was appointed to Seat 1 with a term date ending in November 2028.

C. Oath of Office for Newly Elected Supervisor

The Oath of Office was read into the record by Ms. Timery Shante Torres.

D. Consideration of Resolution 2026-09, Designation of Officers

On MOTION by Mr. Zanikos, seconded by Mr. Sharp, with all in favor, Resolution 2026-09, Designation of Officers, keeping the slate of officers the same and adding Ms. Timery Shante Torres as an Assistant Secretary, was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Inframark July 2026 Field Inspection

Ms. Sanchez presented the July Field Inspection Report into the record.

B. District Counsel

Ms. Sousa discussed the new recall process for CDD Supervisors.

C. District Engineer

No report.

D. Aquatic Report

Mr. Jaszak presented the Aquatic Report.

E. District Manager

Ms. Sanchez discussed the playground equipment and the status of the requested changes with Counsel for execution.

F. On-Site Manager

Mr. Leon presented his report, providing a high-level overview of the month's activities.

SEVENTH ORDER OF BUSINESS

Business Items

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

On MOTION by Mr. Robare, seconded by Mr. Seabrook, with all in favor, Resolution 2026-10, Adopting Fiscal Year 2027 Meeting Schedule, was adopted as presented.

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

On MOTION by Mr. Sharp, seconded by Mr. Seabrook, with all in favor, Resolution 2026-11, Adopting Goals and Objectives for Fiscal Year 2027, was adopted.

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

The Board requested not to add this item to the next agenda until additional estimates are received.

EIGHTH ORDER OF BUSINESS

Business Administration

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

On MOTION by Mr. Seabrook, seconded by Mr. Zankos, with all in favor, the Minutes of the July 9, 2026, Regular Meeting were approved as presented.

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

On MOTION by Mr. Seabrook, seconded by Mr. Zankos, with all in favor, the financial snapshot and cash flow analysis as of June 30, 2026, were accepted.

C. Approval of the June 2026 Check Register with Invoices

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

NINTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

None.

TENTH ORDER OF BUSINESS

Audience Comments

None.

122 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

123 There being no further business,

124

On MOTION by Mr. Sharp, seconded by Mr. Zankos, with all in favor, the meeting was adjourned at 11:04 a.m.

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128 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot July 31, 2026

- **Current Cash Balances:**
 - o Truist Bank Operating: \$367,745.
 - o Cash in transit, checks issued to Trustee and not being cleared yet.
 - o Due From Other Funds, GF due to DS funds.
- **Deposits:**
 - o Deposits to open account from TECO, \$8,302.
- **Prepaid:**
 - o Trustee fees (\$2,128.05) from October 2026 to March 2027.
- **Accrued Expenses:**
 - o Accrued pool contract for the month of July 2026.
- **Expenses:**
 - o Current expenses make up 100.19% of the annual budget through the end of July 2026, Total expenses for the first 10 months are approximately \$1,072,543.
- **Assessment collections:**
 - o We are approximately 100.00% fully collected on the tax roll.

Cypress Mills CDD
Cash Flow Projection
7/31/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Truist Bank	367,745.00	1.97%
Less: Current Outstanding AP	(2,395.00)	
Estimated Cash Available Today	<u>365,350.00</u>	
 Outstanding FY26 Tax Roll	 4,538.77	 <i>last distribution received on 6/17/26</i>
 Estimated Total Cash Available with Tax Roll	 <u>369,888.77</u>	
 <u>Projections:</u>		
Monthly Average Spend - 2 months August-Sept	89,207.75	
 Total Monthly Average Spend	 <u>89,207.75</u>	
 Average Spend to YE (2 months August-September)	 (178,415.50)	
 Expected Cash Flow at YE (9/30/26)	 <u>191,473.27</u>	
 Average Spend 1st QTR FY27 (3 mos avg spend)	 91,403.04	
 Expected Need through 1st QTR FY27	 <u>100,070.23</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100357							
001	07/01/26	INFRAMARK LLC	1168784	Replace stop sign June 2026	Miscellaneous Maintenance	546922-53908	\$165.00
Check Total							\$165.00
CHECK # 100358							
001	07/06/26	ADVANCED AQUATIC SERVICES INC	10564580	LAKE MAINT SVCS	Landscape Maintenance	546300-53908	\$4,360.00
Check Total							\$4,360.00
CHECK # 100359							
001	07/06/26	TKOT ENTERPRISES LLC	243910	Janitorial Services July 2026	R&M-General	546001-53970	\$650.00
Check Total							\$650.00
CHECK # 100360							
001	07/10/26	COOPER POOLS INC	2026-1541	pump tubes replacement July 2026	R&M-Pools	546074-53970	\$2,615.00
Check Total							\$2,615.00
CHECK # 100361							
001	07/10/26	INFRAMARK LLC	183741	Management fee July 2026	Accounting Services	532001-51301	\$772.50
001	07/10/26	INFRAMARK LLC	183741	Management fee July 2026	Disclosure Report	531142-51301	\$1,050.00
001	07/10/26	INFRAMARK LLC	183741	Management fee July 2026	District Manager	531150-51301	\$3,536.33
001	07/10/26	INFRAMARK LLC	183741	Management fee July 2026	Payroll - Amenities	512305-53970	\$13,000.00
Check Total							\$18,358.83
CHECK # 100362							
001	07/10/26	PHANTOM FITNESS SERVICES	07012026-CM	fitness equipment July 2026	R&M-Fitness Equipment	546115-53970	\$2,633.50
Check Total							\$2,633.50
CHECK # 100363							
001	07/10/26	COMPLETE I.T CORP	20590	google vault audit - Seat 1-5 July 2026	R&M-Security Cameras	546345-53970	\$99.00
001	07/10/26	COMPLETE I.T CORP	20632	eagle eye cloud recording July 2026	R&M-Security Cameras	546345-53970	\$1,074.50
Check Total							\$1,173.50
CHECK # 100364							
001	07/15/26	JOHN STEVEN ZANIKOS	070926-MENT	Mileage reimbursement July 2026	Special Events	549052-53970	\$34.80
Check Total							\$34.80
CHECK # 100365							
001	07/15/26	BUSINESS OBSERVER INC	26-02374H	business legal advertisement	Legal Advertising	548002-51301	\$153.12
Check Total							\$153.12
CHECK # 100366							
001	07/15/26	HAROLD ANTHONY SEABROOK	070926-MENT	Mileage reimbursement July 2026	Special Events	549052-53970	\$34.80
Check Total							\$34.80
CHECK # 100367							
001	07/15/26	STEADFAST ALLIANCE	SA-24303	Water Management Program June 2026	Waterway Management	531085-53908	\$414.90
001	07/15/26	STEADFAST ALLIANCE	SA-25759	landscape maint July 2026	Landscape Maintenance	546300-53908	\$26,249.33
Check Total							\$26,664.23
CHECK # 100368							
001	07/15/26	WILLIAM LEWIS SHARP	070926-MENT	mileage reimbursement July 2026	Special Events	549052-53970	\$34.80
Check Total							\$34.80

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100369							
001	07/23/26	REPCO L&O PEST CONTROL	231855	Pest Control July 2026	Pest Control	531170-53970	\$120.00
Check Total							\$120.00
CHECK # 100370							
001	07/23/26	QUILL LLC	49266024	office supplies June 2026	Office Supplies	551002-51301	\$15.97
001	07/23/26	QUILL LLC	49280680	office supplies June 2026	Office Supplies	551002-51301	\$133.99
001	07/23/26	QUILL LLC	49274200	office supplies June 2026	Office Supplies	551002-51301	\$82.11
Check Total							\$232.04
CHECK # 100371							
001	07/27/26	COOPER POOLS INC	1970	after hour service call July 2026	R&M-General	546001-53970	\$250.00
Check Total							\$250.00
CHECK # 100372							
001	07/27/26	ADVANCED AQUATIC SERVICES INC	10564657	Monthly lake maint July 2026	Legal Advertising	548002-51301	\$1,560.00
Check Total							\$1,560.00
CHECK # 100373							
001	07/27/26	STRALEY ROBIN VERICKER	28791	legal services June 2026	District Counsel	531146-51401	\$2,021.86
Check Total							\$2,021.86
CHECK # 100374							
001	07/27/26	INFRAMARK LLC	1169230	porter service/ dog waste July 2026	R&M-General	546001-53970	\$150.00
Check Total							\$150.00
CHECK # 100375							
001	07/29/26	S2W SECURITY LLC	INV-4866	Security Services for July 4 2026	R&M-General	546001-53970	\$672.00
Check Total							\$672.00
CHECK # 100376							
001	07/29/26	ADMIRAL FURNITURE LLC	A-155574	replace seat cushion covers July 2026	Furniture	564058-53970	\$2,600.69
Check Total							\$2,600.69
CHECK # 100377							
001	07/29/26	DANIELLE CORDOVA	072326-	Reimbursement of security deposit	R&M-General	546001-53970	\$300.00
Check Total							\$300.00
CHECK # 1938							
001	07/01/26	AQUAWORX LLC	0013891	FIELD LABOR ASSESSMENT AND DRIVE TIME	R&M-Pools	546074-53970	\$440.00
Check Total							\$440.00
CHECK # 300143							
001	07/10/26	FLORIDA DEPARTMENT OF HEALTH	29-BID-8544096-ACH	POOL PERMIT	R&M-Pools	546074-53970	\$275.00
Check Total							\$275.00
CHECK # 300144							
001	07/09/26	ADP INC	070326-1870-ACH	ADP processing of supervisor check July 2026	Payroll Taxes	521004-53970	\$20.40
Check Total							\$20.40
CHECK # 300145							
001	07/13/26	TECO	070826-7103-ACH	TECO June 03-Junly 01, 2026	Utility - Electric	543041-53150	\$171.23
Check Total							\$171.23

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300146								
001	07/13/26	TECO	070826-3471-ACH	TECO June 03, -July 01, 2026	Utility - Electric	543041-53150	\$32.13	
							Check Total	\$32.13
CHECK # 300147								
001	07/13/26	TECO	070826-1113-ACH	TECO June 03-Junly 01, 2026	Utility - Electric	543041-53150	\$1,490.03	
							Check Total	\$1,490.03
CHECK # 300148								
001	07/13/26	TECO	070826-9291-ACH	TECO June 03-Junly 01, 2026	Utility - Electric	543041-53150	\$2,698.63	
							Check Total	\$2,698.63
CHECK # 300149								
001	07/21/26	TECO	070726-5825-ACH	ELECTRIC	Utility - Electric	543041-53150	\$8,501.79	
							Check Total	\$8,501.79
CHECK # 300150								
001	07/27/26	BOCC	072326-6494-ACH	water sewage July 2026	Utility - Water	543018-53600	\$720.20	
							Check Total	\$720.20
CHECK # 300151								
001	07/30/26	WASTE MANAGEMENT	0265270-2206-0-ACH	ELECTRIC	Utility - Electric	543041-53150	\$781.86	
							Check Total	\$781.86
CHECK # 300153								
001	07/27/26	CHARTER COMMUNICATIONS	2432049070826-ACH	TV & INTERNET SVCS	Dues, Licenses, Subscriptions	554020-51301	\$244.30	
							Check Total	\$244.30
CHECK # DD197								
001	07/13/26	FLORIDA DEPARTMENT OF HEALTH	29-BID-8544096-ACH A	Invoice 001953	R&M-Pools	546074-53970	\$0.35	
							Check Total	\$0.35
							Fund Total	\$80,160.15
SERIES 2018 DEBT SERVICE FUND - 200								
CHECK # 1939								
200	07/24/26	CYPRESS MILL CDD	07102026	Assessments	Cash in Transit	103200-0	\$1,345.55	
							Check Total	\$1,345.55
							Fund Total	\$1,345.55
SERIES 2020 DEBT SERVICE FUND - 201								
CHECK # 1939								
201	07/24/26	CYPRESS MILL CDD	07102026	Assessments	Cash in Transit	103200-0	\$1,243.50	
							Check Total	\$1,243.50
							Fund Total	\$1,243.50

For the Period from 07/01/2026 to 07/31/2026

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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CHECK # 1939

Check Total	\$1,016.92
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Fund Total	<u>\$1,016.92</u>
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Total Checks Paid	\$83,766.12
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CYPRESS MILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ADVANCED AQUATIC SERVICES INC	7/1/2026	10564580	\$4,360.00			LAKE MAINT SVCS
COOPER POOLS INC	7/11/2026	1970	\$250.00			pool
HAROLD ANTHONY SEABROOK	7/9/2026	070926-MENT	\$34.80			BOARD MEETING
INFRAMARK LLC	7/6/2026	183741	\$772.50			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	7/6/2026	183741	\$1,050.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	7/6/2026	183741	\$3,536.33			ACCT SVCS
INFRAMARK LLC	7/6/2026	183741	\$13,000.00	\$18,358.83	\$18,358.83	DISSEMINATION SVCS
QUILL LLC	6/15/2026	49266024	\$15.97			supplies
QUILL LLC	6/16/2026	49280680	\$133.95		\$149.92	supplies
STEADFAST ALLIANCE	5/30/2026	SA-24303	\$414.96			LANDSCAPE MAINT
Monthly Contract Subtotal			\$23,568.51			
Variable Contract						
FLORIDA DEPARTMENT OF HEALTH	7/10/2026	29-BID-8544096-ACH	\$275.00			POOL PERMIT
JOHN STEVEN ZANIKOS	7/9/2026	070926-MENT	\$34.80			SUPERVISOR FEES
Variable Contract Subtotal			\$309.80			
Utilities						
BOCC	7/23/2026	072326-6494-ACH	\$720.20			WATER
TECO	7/7/2026	070726-5825	\$8,501.79			SERVICE 05/02/26 - 06/02/26
TECO	7/8/2026	070826-7103-ACH	\$171.23			ELECTRIC
TECO	7/8/2026	070826-3471-ACH	\$32.13			ELECTRIC
TECO	7/8/2026	070826-1113-ACH	\$1,490.03			ELECTRIC
TECO	7/8/2026	070826-9291-ACH	\$2,698.63			ELECTRIC
TECO	7/7/2026	070726-5825-ACH	\$8,501.79		\$21,395.60	ELECTRIC
WASTE MANAGEMENT	5/26/2026	0257521-2206-6-ACH	\$781.86			ELECTRIC

CYPRESS MILL CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WASTE MANAGEMENT	6/30/2026	0265270-2206-0-ACH	\$781.86		\$1,563.72	ELECTRIC
Utilities Subtotal			\$23,679.52			
Regular Services						
ADMIRAL FURNITURE LLC	7/21/2026	A-155574	\$2,600.69			seatchushion
ADP INC	7/3/2026	070326-1870-ACH	\$20.40			adp
ADVANCED AQUATIC SERVICES INC	8/1/2026	10564657	\$1,560.00			legal
BUSINESS OBSERVER INC	7/10/2026	26-02374H	\$153.12			legal
COMPLETE I.T CORP	7/1/2026	20590	\$99.00			email account
COMPLETE I.T CORP	7/1/2026	20632	\$1,074.50		\$1,173.50	email
COOPER POOLS INC	7/1/2026	2026-1541	\$2,615.00			pool supplies
CYPRESS MILL CDD	7/10/2026	07102026	\$1,345.55			ASSESSMENTS
CYPRESS MILL CDD	7/10/2026	07102026	\$1,243.50			ASSESSMENTS
CYPRESS MILL CDD	7/10/2026	07102026	\$1,016.92	\$3,605.97	\$3,605.97	ASSESSMENTS
DANIELLE CORDOVA	7/23/2026	072326-	\$300.00			SERIES 2020- FY 25 TAX DIST ID DIST 700
INFRAMARK LLC	7/21/2026	1169230	\$150.00			MANAGEMENT FEE APRIL 2024
PHANTOM FITNESS SERVICES	7/1/2026	07012026-CM	\$2,633.50			gym
QUILL LLC	6/15/2026	49274200	\$82.12			supplies
QUILL LLC	7/24/2026	49719229	\$405.51		\$487.63	supplies
REPCO L&O PEST CONTROL	7/15/2026	231855	\$120.00			PEST SERVICE
S2W SECURITY LLC	7/23/2026	INV-4866	\$672.00			security
STEADFAST ALLIANCE	7/8/2026	SA-25759	\$26,249.33			LANDSCAPE MAINT
STRALEY ROBIN VERICKER	7/21/2026	28791	\$2,021.86			PROFESSIONAL SERVICES
TKOT ENTERPRISES LLC	8/1/2026	245203	\$650.00			janitorial
WILLIAM LEWIS SHARP	7/9/2026	070926-MENT	\$34.80			mileage
Regular Services Subtotal			\$45,047.80			
Additional Services						
AQUAWORX LLC	6/30/2026	0013891	\$440.00			FIELD LABOR ASSESSMENT AND DRIVE TIME SPA REPAIRS
Additional Services Subtotal			\$440.00			

CYPRESS MILL CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$93,045.63			

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

7/1/2026
10564580
\$4,360.00

Bill To
Cypress Mill CDD c/o Inframark IMS 12980 Tarpon Springs Road Odessa, FL 33556

Due Date
Net 30
7/31/2026

Initial Treatment. 2,800.00

Monthly Lake Maintenance. 1,560.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$4,360.00

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1970

Invoice Date: 7/11/2026

Due Date: 8/11/2026

Bill To: Cypress Mill

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

LOCATION: 15231 Miller Creek Dr, Ruskin

Item	Description	Qty	Rate	Amount
After Hours Service Call / Non-Service Day	After Hours Service Call / Non-Service Day	1.00	\$250.00	\$250.00

Property called in to request a clean up after a storm to remove mulch.

Subtotal: \$250.00

Tax: \$0.00

Total: \$250.00

Amount Due: \$250.00

C H E C K R E Q U E S T F O R M :

Association:	<i>CYPRESS MILL CDD</i>
Date:	<i>7.9.2026</i>
Payable To:	<i>ANTHONY SEABROOK</i>
Address:	<i>Your address</i>
Account:	<i>R &m General – REIMBURSEMENT</i>
Amount:	<i>\$34.80 round trip at 72.5 cents per mile for business purposes -origination 15231 MILLER CREEK DRIVE RIVERVIEW FL to 2005 PAN AM Circle Ste 300 Tampa FL 33607</i>
Description:	<i>Business Mileage to attend CDD meetings from the clubhouse to the Tampa office</i>
	<i>This is mileage reimbursement only</i>
Requested By:	<i>Supervisor ALBA SANCHEZ</i>



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

183741

CUSTOMER ID

C2296

PO#**DATE**

7/6/2026

NET TERMS

Due On Receipt

DUE DATE

7/6/2026

Services provided for the Month of: July 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.

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

Sold To:

94 2 SP 1.030 E0094 I0718 04818213463 S3 P4339142 0005:0008



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

Ship To:

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

Customer PO: sanchezalba

Order#: 191429984

Invoice #: 49266024

Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-1592597	Temp rated cab tie 11		1	\$15.97	each	\$15.97

Your rewards savings of \$0.82 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: \$15.97

Tax: \$0.00

Shipping: Free

Amount Due: \$15.97

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

Payable to:

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

Quill

Invoice Number: 49266024
Invoice Date: 06/15/2026
Amount Due: \$15.97
Payable in US Dollars

0011000000492660240008583549410000000015970

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

Sold To:

94 2 SP 1.030 E0094 I0719 D4818213498 S3 P4339142 0006:0008



Ship To:

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



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

Customer PO: sanchezalba

Order#: 191429983

Invoice #: 49280680

Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-848254ORS	Cable tie 3 in		1	\$133.95	box	\$133.95

Your rewards savings of \$6.84 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: \$133.95

Tax: \$0.00

Shipping: Free

Amount Due: \$133.95

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: 49280680
Invoice Date: 06/16/2026
Amount Due: \$133.95
Payable in US Dollars

0011000000492806800008583549410000000133959



Steadfast Alliance

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

Agenda Page 58

Invoice

Date	Invoice #
5/30/2026	SA-24303

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1039 (402) Cypress Mills CDD Maintenance Miller Creek Drive Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Water Management Program May 1st I was sent out to do the monthly wet check at this property. Upon my investigation I found a few clogged nozzles an others that needed adjusting. Also a Drip Tee was broken Zone 51 and was replaced along with cut in the drip. Zone 3 is a Rotor Zone an still is not firing from clock works manually so i let it run for 25 minutes so the grass can get watered due to it not firing from clock. Drive 7:15-7:45am W/C Time: 7:50-8:30am Repair Time: 8:35-9:45am Parts Used: 1-Drip tee 3/4 4-17 mm coupling 2- bubbler .50 4- 10h nozzles 2ft of drip		0.00	5/1/2026	0.00
1	Irrigation Labor		85.00	5/1/2026	85.00
1.1	Irrigation Parts		22.75	5/1/2026	25.03

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

Total
Payments/Credits
Balance Due



Steadfast Alliance

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

Agenda Page 59

Invoice

Date	Invoice #
5/30/2026	SA-24303

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1039 (402) Cypress Mills CDD Maintenance Miller Creek Drive Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SM1039 Cypress Mill CDD Maintenance	
Quantity	Description			Rate	Serviced Date	Amount
1	Water Management Program - Technician was sent out to the wet check at this property. Upon inspection, tech noticed a few clogged nozzles a drip cut . Further more inspection there was a cut in flex line also alarm on the clock as in pictures W/c 9:45-11:00 Repairs 11:10-12:45 Parts 4- 17mm couplings 3ft of drip 3- SST 1-17mm barb flex coupling 2-10h			0.00	5/4/2026	0.00
1.5	Irrigation Labor			85.00	5/4/2026	127.50
1	Irrigation Parts			18.43	5/4/2026	18.43

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

Total
Payments/Credits
Balance Due



Steadfast Alliance

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

Agenda Page 60

Invoice

Date	Invoice #
5/30/2026	SA-24303

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1039 (402) Cypress Mills CDD Maintenance Miller Creek Drive Sun City Center, FL 33573

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SM1039 Cypress Mill CDD Maintenance	
Quantity	Description			Rate	Serviced Date	Amount
1	Water Management Program Tech was sent out to do the wet check for this property. Noticed a few clogged heads a some needing adjusting.Also there was a cut in the drip that was replaced a nozzles flushed . W/C 12:45-2:25 Repair 2:25-4:10 Parts 2-10h nozzles 3-10Q nozzles 1ft of drip 2-17mm couplings 2-SST hunter			0.00	5/4/2026	0.00
1.65	Irrigation Labor			85.00	5/4/2026	140.25
1	Irrigation Parts			18.75	5/4/2026	18.75

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

Total	\$414.96
Payments/Credits	\$0.00
Balance Due	\$414.96



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-1809937
For: Swimming Pools Public Pool <= 25000 Gallons

Billing Code: 29-BID-8544096
Fee Amount: \$275.00

To: **Lennar Homes**
4600 W Cypress St Ste 200
Tampa, FL 33607

Total Amount Due: \$275.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Hillsborough County**
Or pay online at **www.MyFloridaEHPermit.com**.

Account Information for: 29-60-1809937
Facility Name: Cypress Mill Splash Park
Location Address 1: 15231 Miller Creek Pkwy
Location Address 2:
City: Ruskin
State: FL
Zip Code: 33573

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Owner Name: Lennar Homes
Owner Address 1: 4600 W Cypress St Ste 200
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 574-5672

Facility Contact Name: Lennar Homes
Work Phone:
Home Phone: (813) 574-5672

Signature: _____

Date: _____

[Environmental Public Health - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-1809937
For: Swimming Pools Public Pool <= 25000 Gallons

Billing Code: 29-BID-8544096
Fee Amount: \$275.00

To: **Lennar Homes**
4600 W Cypress St Ste 200
Tampa, FL 33607

Total Amount Due: \$275.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at **www.MyFloridaEHPermit.com**.



MyFloridaEHPermit.com

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.

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View Item(s) in Cart: 0

[HOME](#) > [SHOPPING CART](#) > [READ ONLY SHOPPING CART](#) > [PAYMENT CONFIRMATION](#)



You have successfully made this payment(s).

Before you can print your permit, please return to the [Permits](#) page and click the 'Submit' button to complete your application.

Payment Submittal Confirmation

Thank you for using the online permitting system. Your payment is currently being processed. A copy of this confirmation will be emailed to you and you may also print this page for your records.

Your confirmation number is: **0C06X5E5**

Payment Type: ACH

Payment Date: 7/10/2026 3:46:00 PM

Permit Number

29-60-1809937

Facility Name

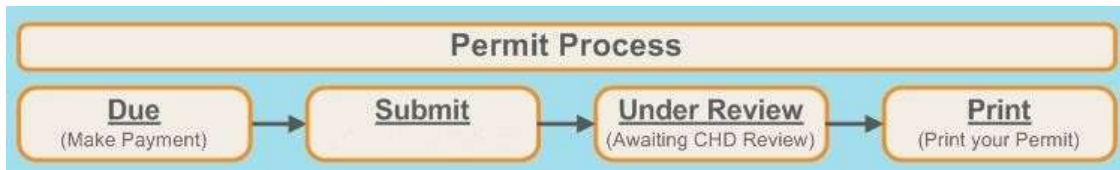
Cypress Mill Splash Park

Payment Amount

275.00

Convenience Fee: 0.35

Total Paid: 275.35



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C H E C K R E Q U E S T F O R M :

Association:	<i>CYPRESS MILL CDD</i>
Date:	<i>7.9.2026</i>
Payable To:	<i>JOHN ZANIKOS</i>
Address:	<i>Your address</i>
Account:	<i>R &m General – REIMBURSEMENT</i>
Amount:	<i>\$34.80 round trip at 72.5 cents per mile for business purposes -origination 15231 MILLER CREEK DRIVE RIVERVIEW FL to 2005 PAN AM Circle Ste 300 Tampa FL 33607</i>
Description:	<i>Business Mileage to attend CDD meetings from the clubhouse to the Tampa office</i>
	<i>This is mileage reimbursement only</i>
Requested By:	<i>Supervisor ALBA SANCHEZ</i>



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS MILL CDD	2339396494	07/23/2026	08/13/2026

Service Address: 15231 MILLER CREEK DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	06/22/2026	60479	07/22/2026	60856	37700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$113.85
Water Base Charge	\$80.39
Water Usage Charge	\$58.18
Sewer Base Charge	\$194.70
Sewer Usage Charge	\$266.54

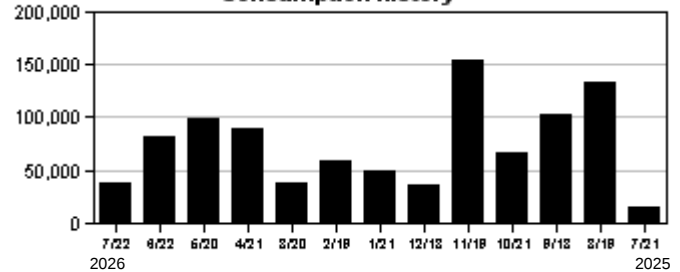
Summary of Account Charges

Previous Balance	\$1,313.30
Net Payments - Thank You	\$-1,313.30
Total Account Charges	\$720.20
AMOUNT DUE	\$720.20

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.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2339396494



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



Single-Piece

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

1,742 0

DUE DATE

08/13/2026

**Auto Pay Scheduled
DO NOT PAY**



0023393964947 00000720201



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

Amount Due: \$8,501.79

Due Date: July 21, 2026

Account #: 321000025825

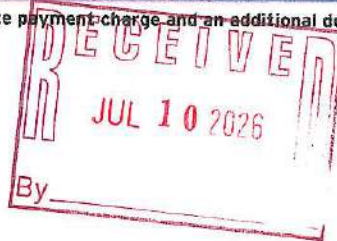
DO NOT PAY. Your account will be drafted on July 21, 2026

Account Summary

Previous Amount Due	-\$1,854.12
Payment(s) Received Since Last Statement	\$0.00
Credit Balance After Payments and Credits	-\$1,854.12
Current Month's Charges	\$10,355.91

Amount Due by July 21, 2026 **\$8,501.79**

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



Your Locations With The Highest Usage

15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225 **2,271 KWH**

6924 KING CREEK DR, RUSKIN, FL 33573-0217 **1,111 KWH**



Scan here to interact with your bill online.

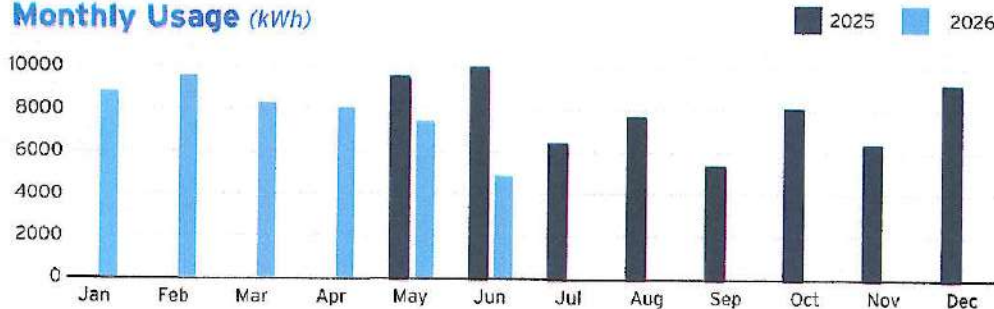


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



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



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

Account #: 321000025825

Due Date: July 21, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

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

Amount Due: \$8,501.79

Payment Amount: \$ _____

700875003587

Your account will be drafted on July 21, 2026

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

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

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

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 211017895700

Amount: \$3,605.95

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

Sub-Account Number: 211018054091

Amount: \$1,050.01

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

Sub-Account Number: 211020388099

Amount: \$1,427.14

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

Sub-Account Number: 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	06/04/2026	34,556		33,890		666 kWh	1	30 Days	\$128.41
									▲ 14.8%

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

Sub-Account Number: 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	06/02/2026	1,298		666		632 kWh	1	32 Days	\$124.24
									▼ 42.6%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month
☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	06/02/2026	55,338		53,067		2,271 kWh	1	32 Days	\$390.27
									☒ 43.5%

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

Sub-Account Number: 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	06/04/2026	5,352		5,250		102 kWh	1	30 Days	\$36.87
									☐ 5.2%

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

Sub-Account Number: 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	06/02/2026	1,467		1,395		72 kWh	1	32 Days	\$33.35
									☐ 5.9%

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

Sub-Account Number: 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	06/02/2026	0		0		0 kWh	1	32 Days	\$21.66

Service Address: CYPRESS MILLER CREEK PHIC2, LIGHTS, RUSKIN, FL 33573

Sub-Account Number: 221007832001

Amount: \$746.03

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

Sub-Account Number: 221008279970

Amount: \$2,590.01

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

Sub-Account Number: 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	06/02/2026	44,148		43,037		1,111 kWh	1	32 Days	\$201.97
									☒ 27.9%

Total Current Month's Charges**\$10,355.91**



Sub-Account #: 211017895700
Statement Date: 07/01/2026

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

Service Period: 05/06/2026 - 06/04/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1487 kWh @ \$0.03411/kWh	\$50.72
Fixture & Maintenance Charge	77 Fixtures	\$1292.47
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1487 kWh @ \$0.03452/kWh	\$51.33
Storm Protection Charge	1487 kWh @ \$0.00574/kWh	\$8.54
Clean Energy Transition Mechanism	1487 kWh @ \$0.00043/kWh	\$0.64
Storm Surcharge	1487 kWh @ \$0.01230/kWh	\$18.29
Florida Gross Receipt Tax		\$3.32

Lighting Charges

\$3605.95

Current Month's Electric Charges

\$3605.95

Billing information continues on next page →



Sub-Account #: 211018054091
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	480 kWh @ \$0.03411/kWh	\$16.37
Fixture & Maintenance Charge	8 Fixtures	\$138.00
Lighting Pole / Wire	8 Poles	\$262.96
Lighting Fuel Charge	480 kWh @ \$0.03452/kWh	\$16.57
Storm Protection Charge	480 kWh @ \$0.00574/kWh	\$2.76
Clean Energy Transition Mechanism	480 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	480 kWh @ \$0.01230/kWh	\$5.90
Florida Gross Receipt Tax		\$1.07

Lighting Charges

\$443.84

Current Month's Electric Charges

\$443.84

Billing information continues on next page →



Sub-Account #: 211018054091
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	247 kWh @ \$0.03411/kWh	\$8.43
Fixture & Maintenance Charge	13 Fixtures	\$215.93
Lighting Pole / Wire	13 Poles	\$368.16
Lighting Fuel Charge	247 kWh @ \$0.03452/kWh	\$8.53
Storm Protection Charge	247 kWh @ \$0.00574/kWh	\$1.42
Clean Energy Transition Mechanism	247 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	247 kWh @ \$0.01230/kWh	\$3.04
Florida Gross Receipt Tax		\$0.55

Lighting Charges **\$606.17**

Current Month's Electric Charges

\$606.17

Billing information continues on next page →



Sub-Account #: 211020388099
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	570 kWh @ \$0.03411/kWh	\$19.44
Fixture & Maintenance Charge	30 Fixtures	\$498.30
Lighting Pole / Wire	31 Poles	\$877.92
Lighting Fuel Charge	570 kWh @ \$0.03452/kWh	\$19.68
Storm Protection Charge	570 kWh @ \$0.00574/kWh	\$3.27
Clean Energy Transition Mechanism	570 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	570 kWh @ \$0.01230/kWh	\$7.01
Florida Gross Receipt Tax		\$1.27

Lighting Charges

\$1,427.14

Current Month's Electric Charges

\$1,427.14

Billing information continues on next page →



Sub-Account #: 211022240322
Statement Date: 07/01/2026

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

Meter Read

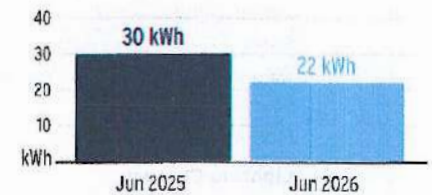
Service Period: 05/06/2026 - 06/04/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000842803	06/04/2026	34,556	33,890	666 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	666 kWh @ \$0.09202/kWh	\$61.29
Fuel Charge	666 kWh @ \$0.03516/kWh	\$23.42
Storm Protection Charge	666 kWh @ \$0.00568/kWh	\$3.78
Clean Energy Transition Mechanism	666 kWh @ \$0.00418/kWh	\$2.78
Storm Surcharge	666 kWh @ \$0.02121/kWh	\$14.13
Florida Gross Receipt Tax		\$3.21

Electric Service Cost

\$128.41

Current Month's Electric Charges

\$128.41

Billing information continues on next page →



Sub-Account #: 221006350658
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000506134	06/02/2026	1,298	666	632 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	632 kWh @ \$0.09202/kWh	\$58.16
Fuel Charge	632 kWh @ \$0.03516/kWh	\$22.22
Storm Protection Charge	632 kWh @ \$0.00568/kWh	\$3.59
Clean Energy Transition Mechanism	632 kWh @ \$0.00418/kWh	\$2.64
Storm Surcharge	632 kWh @ \$0.02121/kWh	\$13.40
Florida Gross Receipt Tax		\$3.11
Electric Service Cost		\$124.24

Avg kWh Used Per Day



Current Month's Electric Charges

\$124.24

Billing information continues on next page →



Sub-Account #: 221006361218
Statement Date: 07/01/2026

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

Meter Read

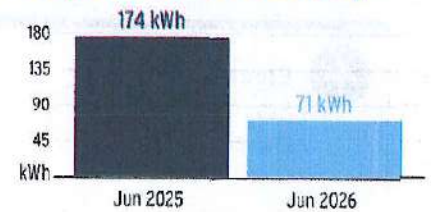
Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000578684	06/02/2026	55,338	53,067	2,271 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	2,271 kWh @ \$0.09202/kWh	\$208.98
Fuel Charge	2,271 kWh @ \$0.03516/kWh	\$79.85
Storm Protection Charge	2,271 kWh @ \$0.00568/kWh	\$12.90
Clean Energy Transition Mechanism	2,271 kWh @ \$0.00418/kWh	\$9.49
Storm Surcharge	2,271 kWh @ \$0.02121/kWh	\$48.17
Florida Gross Receipt Tax		\$9.76
Electric Service Cost		\$390.27

Current Month's Electric Charges

\$390.27

Billing information continues on next page →



Sub-Account #: 221007463708
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/06/2026 - 06/04/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	06/04/2026	5,352	5,250		102 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	102 kWh @ \$0.09202/kWh		\$9.39
Fuel Charge	102 kWh @ \$0.03516/kWh		\$3.59
Storm Protection Charge	102 kWh @ \$0.00568/kWh		\$0.58
Clean Energy Transition Mechanism	102 kWh @ \$0.00418/kWh		\$0.43
Storm Surcharge	102 kWh @ \$0.02121/kWh		\$2.16
Florida Gross Receipt Tax			\$0.92
Electric Service Cost			\$36.87

Avg kWh Used Per Day



Current Month's Electric Charges

\$36.87

Billing information continues on next page →



Sub-Account #: 221007640941
Statement Date: 07/01/2026

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

Meter Read

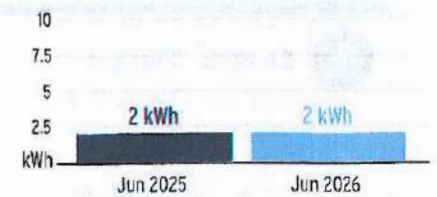
Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000836071	06/02/2026	1,467	1,395	72 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	72 kWh @ \$0.09202/kWh	\$6.63
Fuel Charge	72 kWh @ \$0.03516/kWh	\$2.53
Storm Protection Charge	72 kWh @ \$0.00568/kWh	\$0.41
Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh	\$0.30
Storm Surcharge	72 kWh @ \$0.02121/kWh	\$1.53
Florida Gross Receipt Tax		\$0.83
Electric Service Cost		\$33.35

Current Month's Electric Charges

\$33.35

Billing information continues on next page →



Sub-Account #: 221007706890
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026

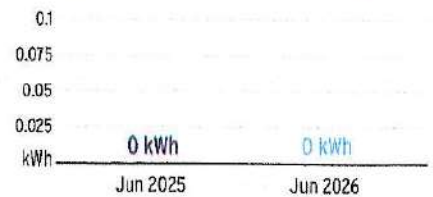
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000676801	06/02/2026	0	0	0 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.66

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.66

Billing information continues on next page →



Sub-Account #: 221007832001
Statement Date: 07/01/2026

Service Address: CYPRESS MILLER CREEK PHIC2, LIGHTS, RUSKIN, FL 33573

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03411/kWh	\$10.37
Fixture & Maintenance Charge	16 Fixtures	\$265.76
Lighting Pole / Wire	16 Poles	\$453.12
Lighting Fuel Charge	304 kWh @ \$0.03452/kWh	\$10.49
Storm Protection Charge	304 kWh @ \$0.00574/kWh	\$1.74
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.68

Lighting Charges **\$746.03**

Current Month's Electric Charges

\$746.03

Billing information continues on next page →



Sub-Account #: 221008279970
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	988 kWh @ \$0.03411/kWh	\$33.70
Fixture & Maintenance Charge	52 Fixtures	\$863.72
Lighting Pole / Wire	52 Poles	\$1472.64
Lighting Fuel Charge	988 kWh @ \$0.03452/kWh	\$34.11
Storm Protection Charge	988 kWh @ \$0.00574/kWh	\$5.67
Clean Energy Transition Mechanism	988 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	988 kWh @ \$0.01230/kWh	\$12.15
Florida Gross Receipt Tax		\$2.21
Franchise Fee		\$158.81
Municipal Public Service Tax		\$6.58

Lighting Charges

\$2,590.01

Current Month's Electric Charges

\$2,590.01

Billing information continues on next page →

00000023-0000321-Page 17 of 18



Sub-Account #: 221008607857
Statement Date: 07/01/2026

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

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	06/02/2026	44,148	43,037		1,111 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	1,111 kWh @ \$0.09202/kWh	\$102.23
Fuel Charge	1,111 kWh @ \$0.03516/kWh	\$39.06
Storm Protection Charge	1,111 kWh @ \$0.00568/kWh	\$6.31
Clean Energy Transition Mechanism	1,111 kWh @ \$0.00418/kWh	\$4.64
Storm Surcharge	1,111 kWh @ \$0.02121/kWh	\$23.56
Florida Gross Receipt Tax		\$5.05
Electric Service Cost		\$201.97

Current Month's Electric Charges

\$201.97

Total Current Month's Charges

\$10,355.91



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

Statement Date: July 08, 2026
Agenda Page 81

Amount Due: \$171.23

Due Date: July 29, 2026

Account #: 211032557103

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

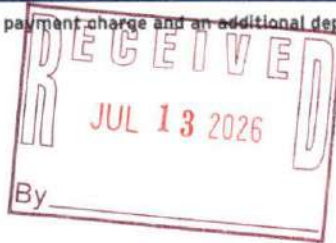
Previous Amount Due \$194.68

Payment(s) Received Since Last Statement -\$194.68

Current Month's Charges \$171.23

Amount Due by July 29, 2026 \$171.23

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



Your Energy Insight



Your average daily kWh used was **3.03% lower** than the same period last year.



Your average daily kWh used was **3.03% lower** than it was in your previous period.



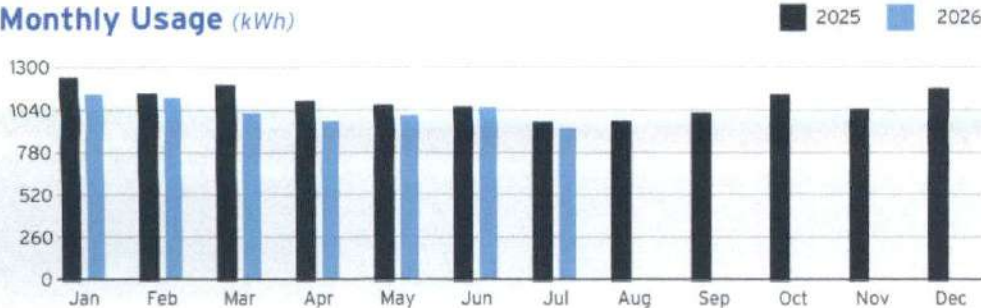
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 211032557103

Due Date: July 29, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

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

Amount Due: \$171.23

Payment Amount: \$ _____

656322786672

Your account will be
drafted on July 29, 2026

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

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

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



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

Agenda Page 82

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

Meter Read

Meter Location: LIFT STATION

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851610	07/01/2026	84,108	83,174		934 kWh	1	29 Days

Charge Details



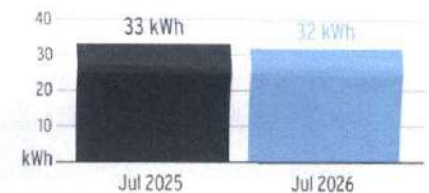
Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	934 kWh @ \$0.09202/kWh	\$85.95
Fuel Charge	934 kWh @ \$0.03516/kWh	\$32.84
Storm Protection Charge	934 kWh @ \$0.00568/kWh	\$5.31
Clean Energy Transition Mechanism	934 kWh @ \$0.00418/kWh	\$3.90
Storm Surcharge	934 kWh @ \$0.02121/kWh	\$19.81
Florida Gross Receipt Tax		\$4.28
Electric Service Cost		\$171.23

Total Current Month's Charges

\$171.23

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Payments:
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Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

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TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 08, 2026
Agenda Page 83

Amount Due: \$32.13

Due Date: July 29, 2026
Account #: 211029203471

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	\$32.37
Payment(s) Received Since Last Statement	-\$32.37
Current Month's Charges	\$32.13

Amount Due by July 29, 2026 \$32.13

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

Your Energy Insight

Your average daily kWh used was **50% higher** than the same period last year.

Your average daily kWh used was **50% higher** than it was in your previous period.



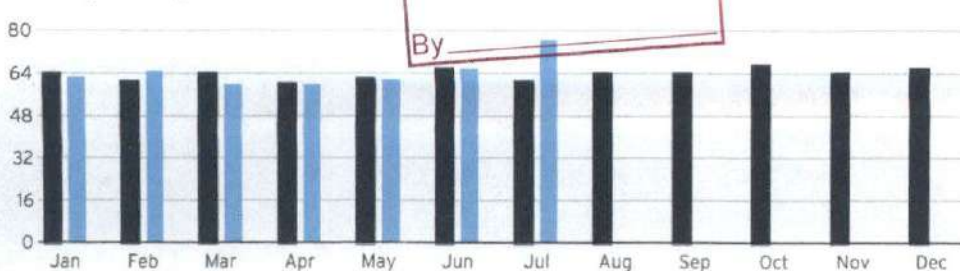
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 211029203471

Due Date: July 29, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

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

Amount Due: \$32.13

Payment Amount: \$ _____

681014058632

Your account will be drafted on July 29, 2026

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

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

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



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

Agenda Page 84

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851313	07/01/2026	2,183	2,106		77 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	77 kWh @ \$0.09202/kWh	\$7.09
Fuel Charge	77 kWh @ \$0.03516/kWh	\$2.71
Storm Protection Charge	77 kWh @ \$0.00568/kWh	\$0.44
Clean Energy Transition Mechanism	77 kWh @ \$0.00418/kWh	\$0.32
Storm Surcharge	77 kWh @ \$0.02121/kWh	\$1.63
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$32.13

Avg kWh Used Per Day



Important Messages

Good news for business customers!
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Total Current Month's Charges
\$32.13

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Toll Free:
866-689-6469

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Tampa, FL 33601-0111

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TampaElectric.com

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 08, 2026
Agenda Page 85

Amount Due: \$1,490.03

Due Date: July 29, 2026

Account #: 211030331113

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

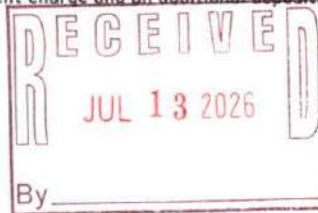
Previous Amount Due \$1,455.66

Payment(s) Received Since Last Statement -\$1,455.66

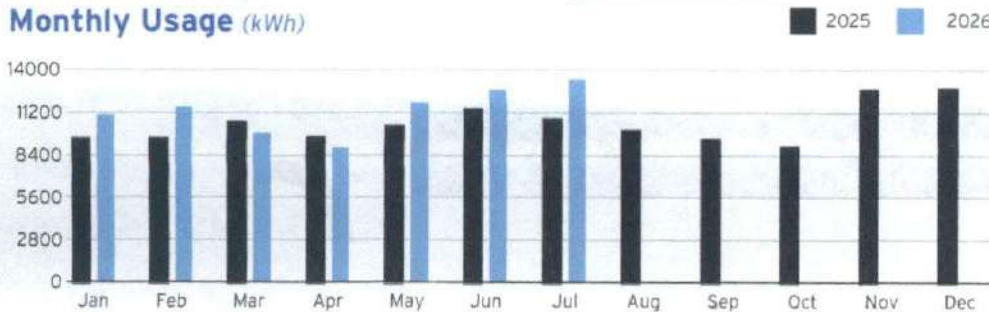
Current Month's Charges \$1,490.03

Amount Due by July 29, 2026 \$1,490.03

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



Monthly Usage (kWh)



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

Your Energy Insight

Your average daily kWh used was **25.07% higher** than the same period last year.

Your peak billing demand was **6.45% lower** than the same period last year.



Scan here to view your account online.



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

TECOaccount.com



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

Account #: 211030331113

Due Date: July 29, 2026

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

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

Amount Due: \$1,490.03

Payment Amount: \$ _____

685952300352

Your account will be drafted on July 29, 2026

00003971 FTECO107092601193310 00000 03 00000000 18570 006
CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211030331113
Statement Date: July 08, 2026
Charges Due: July 29, 2026

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000755286	07/01/2026	9,328	95,870		13,458 kWh	1	29 Days
1000755286	07/01/2026	28.96	0		28.96 kW	1	29 Days

Charge Details



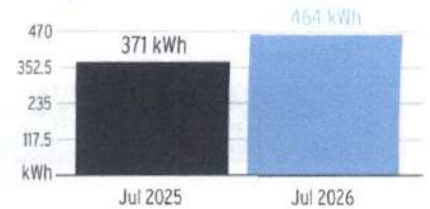
Electric Charges

Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	29 kW @ \$19.06000/kW	\$552.74
Energy Charge	13,458 kWh @ \$0.00815/kWh	\$109.68
Fuel Charge	13,458 kWh @ \$0.03516/kWh	\$473.18
Capacity Charge	29 kW @ \$0.72000/kW	\$20.88
Storm Protection Charge	29 kW @ \$2.02000/kW	\$58.58
Energy Conservation Charge	29 kW @ \$0.79000/kW	\$22.91
Environmental Cost Recovery	13,458 kWh @ \$0.00072/kWh	\$9.69
Clean Energy Transition Mechanism	29 kW @ \$1.15000/kW	\$33.35
Storm Surcharge	13,458 kWh @ \$0.01035/kWh	\$139.29
Florida Gross Receipt Tax		\$37.25
Electric Service Cost		\$1,490.03

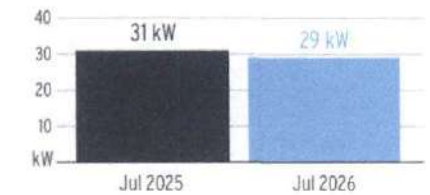
Total Current Month's Charges

\$1,490.03

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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

Ways To Pay Your Bill



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Find list of Payment Agents at TampaElectric.com



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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 08, 2026
Agenda Page 87

Amount Due: \$2,698.63

Due Date: July 29, 2026

Account #: 221008949291

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due \$2,698.63

Payment(s) Received Since Last Statement -\$2,698.63

Current Month's Charges \$2,698.63

Amount Due by July 29, 2026 \$2,698.63

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



Scan here to view
your account online.



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

TECOaccount.com

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

Account #: 221008949291

Due Date: July 29, 2026



Pay your bill online at TampaElectric.com

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

Amount Due: \$2,698.63

Payment Amount: \$ _____

683483182533

Your account will be
drafted on July 29, 2026

00003972 FTECO107092601193310 00000 03 00000000 18571 002

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

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

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



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

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

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$2698.63
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$2,698.63

Total Current Month's Charges

\$2,698.63

Important Messages

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The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

00003972-0008625-Page 2 of 4

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

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877-588-1010

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813-275-3909

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

Statement Date: July 07, 2026
Agenda Page 89

Amount Due: \$8,501.79

Due Date: July 21, 2026

Account #: 321000025825

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

Account Summary

Previous Amount Due	-\$1,854.12
Payment(s) Received Since Last Statement	\$0.00
Credit Balance After Payments and Credits	-\$1,854.12
Current Month's Charges	\$10,355.91

Amount Due by July 21, 2026 \$8,501.79

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

Your Locations With The Highest Usage



15772 MILLER CREEK
DR, WELL, RUSKIN, FL
33573-0225

**2,271
KWH**



6924 KING CREEK DR,
RUSKIN, FL 33573-0217

**1,111
KWH**



Scan here to interact
with your bill online.

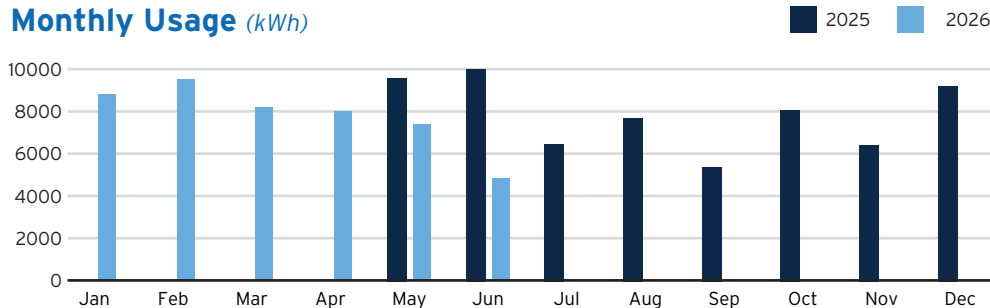


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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

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



Account #: 321000025825

Due Date: July 21, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

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

Amount Due: \$8,501.79

Payment Amount: \$ _____

700875003587

Your account will be
drafted on July 21, 2026

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month

 Increased
  Same
  Decreased

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

Sub-Account Number: 211017895700

Amount: \$3,605.95

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

Sub-Account Number: 211018054091

Amount: \$1,050.01

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

Sub-Account Number: 211020388099

Amount: \$1,427.14

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

Sub-Account Number: 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	06/04/2026	34,556		33,890		666 kWh	1	30 Days	\$128.41
									 14.8%

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

Sub-Account Number: 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	06/02/2026	1,298		666		632 kWh	1	32 Days	\$124.24
									 42.6%

Continued on next page →

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month



Increased



Same



Decreased

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

Sub-Account Number: 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	06/02/2026	55,338		53,067		2,271 kWh	1	32 Days	\$390.27
									 43.5%

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

Sub-Account Number: 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	06/04/2026	5,352		5,250		102 kWh	1	30 Days	\$36.87
									 5.2%

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

Sub-Account Number: 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	06/02/2026	1,467		1,395		72 kWh	1	32 Days	\$33.35
									 5.9%

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

Sub-Account Number: 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	06/02/2026	0		0		0 kWh	1	32 Days	\$21.66

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

Sub-Account Number: 221007832001

Amount: \$746.03

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

Sub-Account Number: 221008279970

Amount: \$2,590.01

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

Sub-Account Number: 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	06/02/2026	44,148		43,037		1,111 kWh	1	32 Days	\$201.97
									 27.9%

Total Current Month's Charges

\$10,355.91



Sub-Account #: 211017895700

Statement Date: 07/01/2026

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

Service Period: 05/06/2026 - 06/04/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1487 kWh @ \$0.03411/kWh	\$50.72
Fixture & Maintenance Charge	77 Fixtures	\$1292.47
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1487 kWh @ \$0.03452/kWh	\$51.33
Storm Protection Charge	1487 kWh @ \$0.00574/kWh	\$8.54
Clean Energy Transition Mechanism	1487 kWh @ \$0.00043/kWh	\$0.64
Storm Surcharge	1487 kWh @ \$0.01230/kWh	\$18.29
Florida Gross Receipt Tax		\$3.32

Lighting Charges

\$3605.95

Current Month's Electric Charges

\$3605.95

Billing information continues on next page →

Sub-Account #: 211018054091
Statement Date: 07/01/2026



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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	480 kWh @ \$0.03411/kWh	\$16.37
Fixture & Maintenance Charge	8 Fixtures	\$138.00
Lighting Pole / Wire	8 Poles	\$262.96
Lighting Fuel Charge	480 kWh @ \$0.03452/kWh	\$16.57
Storm Protection Charge	480 kWh @ \$0.00574/kWh	\$2.76
Clean Energy Transition Mechanism	480 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	480 kWh @ \$0.01230/kWh	\$5.90
Florida Gross Receipt Tax		\$1.07
Lighting Charges		\$443.84

Current Month's Electric Charges **\$443.84**

Billing information continues on next page →



Sub-Account #: 211018054091

Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	247 kWh @ \$0.03411/kWh	\$8.43
Fixture & Maintenance Charge	13 Fixtures	\$215.93
Lighting Pole / Wire	13 Poles	\$368.16
Lighting Fuel Charge	247 kWh @ \$0.03452/kWh	\$8.53
Storm Protection Charge	247 kWh @ \$0.00574/kWh	\$1.42
Clean Energy Transition Mechanism	247 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	247 kWh @ \$0.01230/kWh	\$3.04
Florida Gross Receipt Tax		\$0.55

Lighting Charges **\$606.17**

Current Month's Electric Charges

\$606.17

Billing information continues on next page →



Sub-Account #: 211020388099
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	570 kWh @ \$0.03411/kWh	\$19.44
Fixture & Maintenance Charge	30 Fixtures	\$498.30
Lighting Pole / Wire	31 Poles	\$877.92
Lighting Fuel Charge	570 kWh @ \$0.03452/kWh	\$19.68
Storm Protection Charge	570 kWh @ \$0.00574/kWh	\$3.27
Clean Energy Transition Mechanism	570 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	570 kWh @ \$0.01230/kWh	\$7.01
Florida Gross Receipt Tax		\$1.27
Lighting Charges		\$1,427.14

Current Month's Electric Charges **\$1,427.14**

Billing information continues on next page →

Sub-Account #: 211022240322
Statement Date: 07/01/2026



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

Meter Read

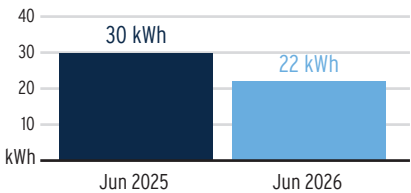
Service Period: 05/06/2026 - 06/04/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	06/04/2026	34,556		33,890		666 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	666 kWh @ \$0.09202/kWh		\$61.29
Fuel Charge	666 kWh @ \$0.03516/kWh		\$23.42
Storm Protection Charge	666 kWh @ \$0.00568/kWh		\$3.78
Clean Energy Transition Mechanism	666 kWh @ \$0.00418/kWh		\$2.78
Storm Surcharge	666 kWh @ \$0.02121/kWh		\$14.13
Florida Gross Receipt Tax			\$3.21
Electric Service Cost			\$128.41

Avg kWh Used Per Day



Current Month's Electric Charges **\$128.41**

Billing information continues on next page →



Sub-Account #: 221006350658
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026

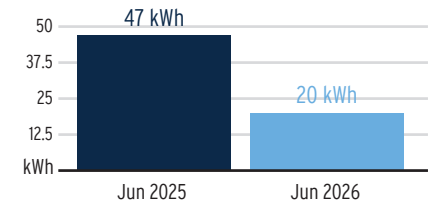
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	06/02/2026	1,298		666		632 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12	
Energy Charge	632 kWh @ \$0.09202/kWh	\$58.16	
Fuel Charge	632 kWh @ \$0.03516/kWh	\$22.22	
Storm Protection Charge	632 kWh @ \$0.00568/kWh	\$3.59	
Clean Energy Transition Mechanism	632 kWh @ \$0.00418/kWh	\$2.64	
Storm Surcharge	632 kWh @ \$0.02121/kWh	\$13.40	
Florida Gross Receipt Tax		\$3.11	
Electric Service Cost		\$124.24	

Avg kWh Used Per Day



Current Month's Electric Charges

\$124.24

Billing information continues on next page →



Sub-Account #: 221006361218
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026

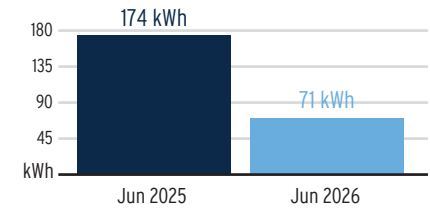
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	06/02/2026	55,338		53,067		2,271 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000		\$21.12
Energy Charge	2,271 kWh @ \$0.09202/kWh		\$208.98
Fuel Charge	2,271 kWh @ \$0.03516/kWh		\$79.85
Storm Protection Charge	2,271 kWh @ \$0.00568/kWh		\$12.90
Clean Energy Transition Mechanism	2,271 kWh @ \$0.00418/kWh		\$9.49
Storm Surcharge	2,271 kWh @ \$0.02121/kWh		\$48.17
Florida Gross Receipt Tax			\$9.76
Electric Service Cost			\$390.27

Avg kWh Used Per Day



Current Month's Electric Charges

\$390.27

Billing information continues on next page →



Sub-Account #: 221007463708
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/06/2026 - 06/04/2026

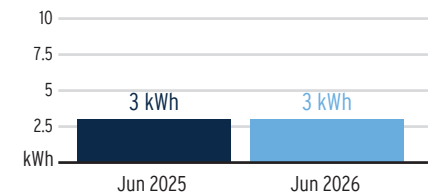
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	06/04/2026	5,352		5,250		102 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	102 kWh @ \$0.09202/kWh		\$9.39
Fuel Charge	102 kWh @ \$0.03516/kWh		\$3.59
Storm Protection Charge	102 kWh @ \$0.00568/kWh		\$0.58
Clean Energy Transition Mechanism	102 kWh @ \$0.00418/kWh		\$0.43
Storm Surcharge	102 kWh @ \$0.02121/kWh		\$2.16
Florida Gross Receipt Tax			\$0.92
Electric Service Cost			\$36.87

Avg kWh Used Per Day



Current Month's Electric Charges

\$36.87

Billing information continues on next page →

Sub-Account #: 221007640941
Statement Date: 07/01/2026



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

Meter Read

Service Period: 05/02/2026 - 06/02/2026

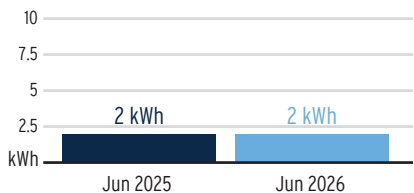
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	06/02/2026	1,467		1,395		72 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000		\$21.12
Energy Charge	72 kWh @ \$0.09202/kWh		\$6.63
Fuel Charge	72 kWh @ \$0.03516/kWh		\$2.53
Storm Protection Charge	72 kWh @ \$0.00568/kWh		\$0.41
Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh		\$0.30
Storm Surcharge	72 kWh @ \$0.02121/kWh		\$1.53
Florida Gross Receipt Tax			\$0.83
Electric Service Cost			\$33.35

Avg kWh Used Per Day



Current Month's Electric Charges

\$33.35

Billing information continues on next page →

Sub-Account #: 221007706890
Statement Date: 07/01/2026



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

Meter Read

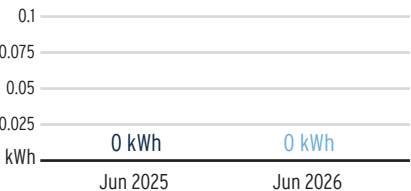
Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	06/02/2026	0		0		0 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12	
Florida Gross Receipt Tax		\$0.54	
Electric Service Cost		\$21.66	

Avg kWh Used Per Day



Current Month's Electric Charges \$21.66

Billing information continues on next page →



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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03411/kWh	\$10.37
Fixture & Maintenance Charge	16 Fixtures	\$265.76
Lighting Pole / Wire	16 Poles	\$453.12
Lighting Fuel Charge	304 kWh @ \$0.03452/kWh	\$10.49
Storm Protection Charge	304 kWh @ \$0.00574/kWh	\$1.74
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.68

Lighting Charges **\$746.03**

Current Month's Electric Charges

\$746.03

Billing information continues on next page →



Sub-Account #: 221008279970
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	988 kWh @ \$0.03411/kWh	\$33.70
Fixture & Maintenance Charge	52 Fixtures	\$863.72
Lighting Pole / Wire	52 Poles	\$1472.64
Lighting Fuel Charge	988 kWh @ \$0.03452/kWh	\$34.11
Storm Protection Charge	988 kWh @ \$0.00574/kWh	\$5.67
Clean Energy Transition Mechanism	988 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	988 kWh @ \$0.01230/kWh	\$12.15
Florida Gross Receipt Tax		\$2.21
Franchise Fee		\$158.81
Municipal Public Service Tax		\$6.58

Lighting Charges

\$2,590.01

Current Month's Electric Charges

\$2,590.01

Billing information continues on next page →



Sub-Account #: 221008607857

Statement Date: 07/01/2026

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

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

Service Period: 05/02/2026 - 06/02/2026

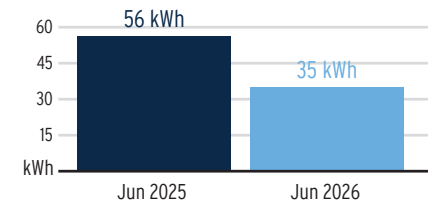
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	06/02/2026	44,148		43,037		1,111 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000		\$21.12
Energy Charge	1,111 kWh @ \$0.09202/kWh		\$102.23
Fuel Charge	1,111 kWh @ \$0.03516/kWh		\$39.06
Storm Protection Charge	1,111 kWh @ \$0.00568/kWh		\$6.31
Clean Energy Transition Mechanism	1,111 kWh @ \$0.00418/kWh		\$4.64
Storm Surcharge	1,111 kWh @ \$0.02121/kWh		\$23.56
Florida Gross Receipt Tax			\$5.05
Electric Service Cost			\$201.97

Avg kWh Used Per Day



Current Month's Electric Charges

\$201.97

Total Current Month's Charges

\$10,355.91



INVOICE

Customer ID:

Customer Name:

Service Period:

Invoice Date:

Invoice Number:

32-00808-93008

CYPRESS MILL CLUBHOUSE

06/01/26-06/30/26

05/26/2026

0257521-2206-6

How to Contact Us**Visit wm.com/MyWM**

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

**Customer Service: (813) 621-3055****Your Payment is Due****Jun 25, 2026**

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

Your Total Due**\$781.86**

If payment is received after
06/25/2026: **\$ 801.41**

Previous Balance

781.86

+

Payments

(781.86)

+

Adjustments

0.00

+

**Current Invoice
Charges**

781.86

=

**Total Account
Balance Due****781.86****DETAILS OF SERVICE****Details for Service Location:****Cypress Mill Clubhouse, 15231 Miller Creek Dr, Ruskin FL 33573****Customer ID: 32-00808-93008**

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	06/01/26		1.00	256.63
4 Yard Dumpster 2X Week	06/01/26		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)
05/26/2026	0257521-2206-6	32-00808-93008
Payment Terms	Total Due	Amount
Total Due by 06/25/2026	\$781.86	
If Received after 06/25/2026	\$801.41	

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

2206000320080893008002575210000007818600000078186 7

I0290C84

CYPRESS MILL CLUBHOUSE
15231 MILLER CREEK DR
RUSKIN FL 33573

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

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



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



Online
Use wm.com for quick and easy payments



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

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Your Payment is Due

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.

Your Total Due

\$123.45

If payment is received after 10/25/2022: \$128.45

- 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.

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

DETAILS OF SERVICE

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

Description	Date	Ticket	Quantity	Amount
35 Gallon Toler	10/01/22		1.00	86.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				12.00
Total Current Charges				123.45

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



INVOICE

Customer ID:

Customer Name:

Service Period:

Invoice Date:

Invoice Number:

32-00808-93008

CYPRESS MILL CLUBHOUSE

07/01/26-07/31/26

06/30/2026

0265270-2206-0

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

**Customer Service: (813) 621-3055****Your Payment is Due****Jul 30, 2026**

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

Your Total Due**\$781.86**

If payment is received after
07/30/2026: **\$ 801.41**

Previous Balance

781.86

+

Payments

(781.86)

+

Adjustments

0.00

+

**Current Invoice
Charges**

781.86

=

**Total Account
Balance Due****781.86****DETAILS OF SERVICE****Details for Service Location:****Cypress Mill Clubhouse, 15231 Miller Creek Dr, Ruskin FL 33573****Customer ID: 32-00808-93008**

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	07/01/26		1.00	256.63
4 Yard Dumpster 2X Week	07/01/26		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)
06/30/2026	0265270-2206-0	32-00808-93008
Payment Terms	Total Due	Amount
Total Due by 07/30/2026	\$781.86	
If Received after 07/30/2026	\$801.41	

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

2206000320080893008002652700000007818600000078186 1

I0290C95

CYPRESS MILL CLUBHOUSE
15231 MILLER CREEK DR
RUSKIN FL 33573

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

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



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



Online
Use wm.com for quick and easy payments



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

HOW TO READ YOUR INVOICE

How to Contact Us

Visit wm.com/MyWM

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.

Your Payment is Due

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.

Your Total Due

\$123.45

If payment is received after 10/25/2022: \$128.45

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.

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

DETAILS OF SERVICE

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

Description	Date	Ticket	Quantity	Amount
35 Gallon Toler	10/01/22		1.00	86.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				12.00
Total Current Charges				123.45

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	☐ Check Here to Sign Up for Automatic Payment Enrollment
List your new billing information below. For a change of service address, please contact WM .	If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.
Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	
	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 800 Capitol St. Ste 3000, Houston TX 77002. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



ADMIRAL FURNITURE

REMIT TO:
Admiral Furniture
707 SW 20th Street
Ocala, FL 34471

www.admiralfurniture.com Phone # 800-999-2589

Agenda Page 109

Invoice

Date	Invoice #
7/21/2026	A-155574

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

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

S.O. No.	P.O. No.	Terms	Rep	CARRIER/ TRACKING	
A-55574		50% Dep/Bal Net ...	AF	UPS/1ZXH39850305336847	
Item	Description	Invoiced	Rate	Amount	
FB_Item	SEATCUSHIONCOVER - SEAT CUSHION COVER - Note: SEAT CUSHION1/2 CIRCLE CANVAS NAVY 51210CUW AS REFERENCE	1	800.00	800.00	
FB_Item	BACKCUSHIONCOVER - BACK CUSHION COVER - Note: CANVAS NAVY 51210CUW AS REFERENCE	2	400.00	800.00	
FB_Item	SEATCUSHIONCOVER - SEAT CUSHION COVER - Note: OTTOMAN CUSHION COVER 1/2 CIRCLE CANVAS NAVY 51210CUW	1	800.00	800.00	
	Subtotal			2,400.00	
FREIGHT - SO	FREIGHT	1	200.69	200.69	
	Total AvaTax - Tax line value imported from AvaTax.		0.00	0.00	
	EXEMPT#85-8017561990C-7				

Buyer shall pay interest @ 18% per annum on past due amounts & collection costs.

Venue: Marion CNTY FL

Payment of sales/use tax due is buyer's responsibility.

Terms & Conditions:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping. (Fla Residents must include sales tax) We accept most major credit cards.

Returns: No returns accepted without written authorization in advance and return freight prepaid. All furniture remains the property of Admiral until invoice is paid in full. Restocking charges may apply.

Freight: All products are shipped F.O.B. Factory via common carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gates are additional. Customer must note damage to cartons on the freight bill upon delivery.

Sub-Total \$2,600.69

Total \$2,600.69

Payments/Credits \$0.00

Balance Due \$2,600.69



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

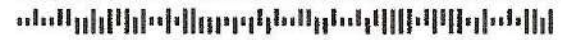
ADVICE OF DEBIT

Agenda Page 110

Client Name : INFRAMARK, LLC
Client Number : 2991870
Advice of Debit Number : 725227512
Advice of Debit Date : 07/03/2026
Advice of Debit Due Date : 07/10/2026
Total Debited This Invoice : \$20.40



0006763 01 MB 0.672 01 TR 00028 R2BDDC11 000000



GREGORY SARKISSIAN

CYPRESS MILL CDD

2005 PAN AM CIR

STE 300

TAMPA, FL 33607-6008



Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-KPR

Processing Charges for
Period Ending Date: 06/11/2026

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

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

Total Debited \$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX8876 on 07/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Advanced Aquatic Services Inc.
 292 South Military Trail
 Deerfield Beach, FL 33442
 954-596-2127

8/1/2026
10564657
\$1,560.00

Bill To
Cypress Mill CDD c/o Inframark IMS 12980 Tarpon Springs Road Odessa, FL 33556

Due Date
Net 30
8/31/2026

Monthly Lake Maintenance.
 ***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
 PERFORMED***

1,560.00

Advanced Aquatic Services Inc.
 292 South Military Trail
 Deerfield Beach, FL 33442
 954-596-2127

\$1,560.00

Business Observer

Agenda Page 112

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

INVOICE

Legal Advertising

Invoice # 26-02374H

Date 07/10/2026

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

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

Description

Amount

Serial # 26-02374H Notice of Public Hearing RE: Cypress Mill CDD Board of Supervisors Meeting on 8/13/26 at 9:30 AM Published: 7/10/2026, 7/17/2026	\$153.12
---	----------

Important Message

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

Paid ()

Total \$153.12

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

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

NOTICE

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

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Cypress Mill Community Development District

The Board of Supervisors (the “**Board**”) of the Cypress Mill Community Development District (the “**District**”) will hold a public hearing and a meeting Thursday, August 13, 2026, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.cypressmillcdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at alba.sanchez@inframark.com or via phone at 813-873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alba Sanchez, District Manager
July 10, 17, 2026

26-02374H

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

NOTICE

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

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 #	20590
Invoice Date	07-01-26
Balance Due	\$99.00

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

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

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



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

Invoice #	20632
Invoice Date	07-01-26
Balance Due	\$1,074.50

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	25.0	\$237.50
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
EEN 2-Way Intercom License	Eagle Eye VMS Speaker/Intercom M30 Monthly	\$20.00	2.0	\$40.00
Night Time Camera Monitoring	Night Time Camera Monitoring - Per Camera	\$100.00	6.0	\$600.00

Subtotal	\$1,074.50
Tax	\$0.00
Invoice Total	\$1,074.50
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,074.50

INVOICE

Cooper Pools Inc CPC1459240

4850 Allen Rd PMB 13

Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com

+1 (844) 766-5256

Agenda Page 118



Cleaning Commercial Acct:Inframark Community Management:Cypress Mill CDD

Bill to

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

Ship to

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

Invoice details

Invoice no.: 2026-1541

Terms: Net 30

Invoice date: 07/01/2026

Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/01/2026	#5 SANTOPRENE PUMP TUBES 5 PACK FOR CLASSIC SERIES & S PUMPS	#5 SANTOPRENE PUMP TUBES 5 PACK FOR CLASSIC SERIES & S PUMPS	1	\$15.00	\$15.00
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance July 2026	1	\$2,600.00	\$2,600.00

Total **\$2,615.00**

Ways to pay



View and pay

CYPRESS MILL CDD

DISTRICT CHECK REQUEST

Today's Date	<u>7/10/2026</u>
Check Total	<u>\$3,605.97</u>
Payable To	<u>Cypress Mill CDD</u>
Check Amount	<u>\$1,345.55</u>
Check Description	<u>Assessment Received</u>
Code TO	<u>200-103200-1000</u>
Check Amount	<u>\$1,243.50</u>
Check Description	<u>Assessment Received</u>
Code To	<u>201-103200-1000</u>
Check Amount	<u>\$1,016.92</u>
Check Description	<u>Assessment Received</u>
Code To	<u>202-103200-1000</u>
Special Instructions	<u>Please mail DS Check with directional letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Fernand Thomas

Authorization

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, Florida 33607
Office (813) 873-7300 ♦ Fax (813) 873-7070

July 10, 2026

U.S. Bank N.A.-CDD
Lockbox Services-12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: Debt Service Check for Deposit

To whom it may concern:

Cypress Mill Community Development District is requesting the enclosed checks be deposited into our Revenue accounts as follows:

Series 2018 Revenue account #248209000 in the amount of \$1,345.55

Series 2020 Revenue account #243517000 in the amount of \$1,243.50

Series 2023 Revenue account #241789000 in the amount of \$1,016.92

If you have any questions, please do not hesitate to contact me directly at
Fernand.thomas@inframark.com.

Sincerely,

Fernand Thomas

Fernand Thomas
Accountant II

CHECK REQUEST FORM

District Name:	Cypress Mill
Date:	7/23/26
	DC072326 - REIMB
Invoice Number:	
Please issue a check to:	
Vendor Name:	Danielle Cordova
Vendor No.:	
Check amount:	
Please code to:	.
Check Description/Reason:	Clubhouse Deposit Refund
Mailing instructions:	Danielle Cordova
	6972 King Creek Dr.
	Sun City Center, FL 33573
Due Date for Check:	07.23.2026
Requestor:	Teresa Farlow
Manager's review:	

C H E C K R E Q U E S T F O R M :

Association:	CY Press Mill CDD
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Date:	7/14/26
-------	---------

Payable To:	Danielle Cordova
-------------	------------------

Address:	6972 King Creek DR
----------	--------------------

Account:	549052-53970
----------	--------------

Amount:	\$300.00
---------	----------

Description:	Reimbursement for security deposit
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Requested By:	MASON LEON Clubhouse Manager
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Re: Cypress Mill

From Alba Sanchez <albasanchez@azuria.com>

Date Thu 7/23/2026 11:55 AM

To Teresa Farlow <tfarlow@azuria.com>; Mason Leon <mleon@azuria.com>

Hi Teresa I just called mason- unfortunately, he's affected by this migration he has no email
mason +1 (813) 695-3894

He explained one of the previous staff members told the owner to make out the money order to
cypress mill cdd - *normally it's left blank and returned to the owner after the event occurs
When she was given the money order back she was not able to cash it because it states
cypress mill CDD

The only way around this is to submit the money order to the CDD bank and then do a pass thru
/request a check request reimbursement for the entire amount \$300 to the owner
So yes please submit the entire amount and once it clears the check request will be done

Get [Outlook for iOS](#)

From: Teresa Farlow <tfarlow@azuria.com>

Sent: Thursday, 23 July 2026 11:44:37

To: Alba Sanchez <albasanchez@azuria.com>; Mason Leon <mleon@azuria.com>

Subject: Cypress Mill

See attached.

Was the full \$300 the deposit?

I need to know if some of the \$300.00 was for the rental before I process a refund

Thanks

Teresa Farlow | Accounts Payable Supervisor



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

(W) 813.873.7300 ext. 340|tfarlow@azuria.com



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

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

Invoice Number	1169230
Invoice Date	7/21/2026
Due Date	8/20/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$150.00

Please Pay This Amount

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

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

INFRAMARK, LLC

21 Jul 2026 12:39:11PM CST

DISTRICT : CYPRESS MILL CDD

Go Green! Think before you print.

INVOICE NO. 1169230 - DETAIL

INVOICE DATE: 7/21/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	7/15/2026	4623152	CYMCDD District Area	General Porter Service; Dog Waste and Park Trash Cans Once a week-July 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	

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: 07/01/2026
INV#07012026-CM
Terms: Check

Description	Qty	Unit Price	Total
Cypress Mill - Preventative Maintenance	1	\$ 414.38	\$ 414.38
Labor	5	\$ 105.00	\$ 525.00
Cable Replacement	1	\$ 395.00	\$ 395.00
Treadmill repair	3	\$ 295.00	\$ 885.00
Hardware	4	\$ 79.00	\$ 316.00
		Subtotal	\$ 2,535.38
		Shipping	\$ 98.12
		Tax	Exempt
		Total	\$ 2,633.50

Notes: Repairs complete.

Thank you!



PO Box 37600
Philadelphia, PA 19101-0600

Invoice

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

Sold To:

94 2 SP 1.030 E0094 I0716 D4818213462 S3 P4339142 0003:0008



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



Ship To:

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

Customer PO: sanchezalba

Order#: 191429982

Invoice #: 49274200

Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-24568994	170 pc househld tool kit		0	\$0.00		\$0.00
The item above will be shipped and billed separately						
901-24599971	19.7-In. Silent courtyard clk		0	\$0.00		\$0.00
The item above will be shipped and billed separately						
901-2126874	Scott roll towel white 12 pk		1	\$22.21	pack	\$22.21
901-1592597	Temp rated cab tie 11		0	\$0.00		\$0.00
The item above will be shipped and billed separately						
901-1025165MUT	7 yellow locking tie (100)		0	\$0.00		\$0.00
The item above will be shipped and billed separately						
901-848254ORS	Cable tie 3 in		0	\$0.00		\$0.00
The item above will be shipped and billed separately						
901-24462855	X3 nitrile pf ind lg glv bx		3	\$19.97	box	\$59.91

Your rewards savings of \$4.19 is reflected in the item prices on this invoice

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



Invoice Number: 49274200
Invoice Date: 06/15/2026
Amount Due: \$82.12
Payable in US Dollars

0011000000492742000008583549410000000082126



PO Box 37600
Philadelphia, PA 19101-0600

Invoice

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

Customer PO: sanchezalba

Order#: 191429982

Invoice #: 49274200

Account #: 8583549



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:	\$82.12
Tax:	\$0.00
Shipping:	Free
Amount Due:	\$82.12

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



PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 07/24/2026
Ship Date: 07/25/2026
Invoice Date: 07/24/2026
Due Date: 08/23/2026
TIN: 04-2896127

*Cypress Mill
CDD*

Sold To:

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

Ship To:

Inframark - Cypress Mill Cdd
Mason Leon
15231 Miller Creek Drive 1
Sun City Center FL 33573

Customer PO: sanchezalba Order#: 192047916 Invoice #: 49719229 Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-365374	Brighton professional mf		3	\$50.39	carton	\$151.17
901-1680378	Charmin ultrasoft 1/12 mr 308		3	\$24.79	pack	\$74.37
901-24531273	Lysol pro dsnf wipe bckt 800P		3	\$59.99	pack	\$179.97

Electronic Payment Info:

Quill Corporation
Account 4353724479
Routing 121000248
arpayment@quill.com



Always happy to help



800.982.3400



invoice@quill.com

Merchandise Amt: \$405.51

Tax: \$0.00

Shipping: Free

Amount Due: \$405.51

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



Invoice Number: 49719229
Invoice Date: 07/24/2026
Amount Due: \$405.51
Payable in US Dollars

00110000004971922900085835494100000000405511

Service Slip/Invoice

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

INVOICE: 231855
DATE: 07/15/2026
ORDER: 188730

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

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

Work Date	Time	Target Pest	Technician		Time In
07/15/2026	12:00 AM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECIEPT	07/15/2026			

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

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

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

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

PLEASE PAY FROM THIS INVOICE

S2W Security

admin@s2wsecurity.com
 2406 State Road 60 E Suite 1829
 Valrico Florida 33595

Invoice

Invoice# INV-4866

Balance Due
\$672.00

Bill To

Inframark Management Services
 2654 Cypress Ridge Blvd. STE 101
 Wesley Chapel
 33578 FL

Invoice Date : 23 Jul 2026

Terms : Custom

Due Date : 28 Jul 2026

Subject :

Cypress Mill Clubhouse, Pool Security
 Work Dates:
 7-3-26_7-5-26



#	Item & Description	Qty	Rate	Amount
1	Professional Services 7-3-26 1:00pm-9:00pm	8.00	26.00	208.00
2	Professional Services 7-4-26 1:00pm-9:00pm	8.00	32.00	256.00
3	Professional Services 7-5-26 1:00pm-9:00pm	8.00	26.00	208.00

Sub Total 672.00

No Tax (0%) 0.00

Total \$672.00**Balance Due \$672.00**

Notes

The \$6 hourly holiday rate has been applied for this invoice

Thanks for your business.

Payment Options



Terms & Conditions

Terms & Conditions

Confidentiality Statement: This proposal manuscript is proprietary to Secure2ware Inc. It contains confidential business and technical information. It is intended for the use of Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of Secure2ware Inc. We appreciate this opportunity to provide our services to you. We are confident that we will be successful in supporting this project in the most cost effective and professional manner. Should you have any questions, please feel free to contact us at 813-425-5900. **Legal Notice:** No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work or furnish material who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws.

SECURITY INTEREST; You grant us a security interest in any goods you purchased ("Collateral") as well as all accessions to and proceeds of those goods. Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.

Notes: 1. Secure2ware Inc. requests that customers police all installation areas, such as closets, entertainment centers, data closets, etc. prior to commencement of project. (If a Secure2ware Technician has to temporarily move any of the customer's property, we will not be held liable for any damages.) 2. For Surveillance System projects, some customers may need to purchase a Property Static IP Address from their Internet Service Provider (ISP) for Remote Access. 3. Please be advised that viewing surveillance systems on cell phones is data usage and may be billable by cell phone provider. 4. Microphones used as part of an audio surveillance system, by law require that the public be given a notice of "AUDIO MONITORING ON THE PREMISES". "Fla. Sta. ch. 934.03 " All invoices not paid within five (5) business days after completion of work will incur a late fee of \$100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law.

Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this

agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of

this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. **Satisfaction Guarantee:** All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original

installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

Don't forget to ask about our Secure2ware Service Maintenance Contract.
Respectfully, Secure2ware Inc. 813-425-5900 admin@secure2ware.com

Keith Ware

Authorized Signature



Confidentiality Statement:

This invoice manuscript is proprietary to S2W Security / Secure2ware Inc. It contains confidential business information. It is intended for the use of S2W Security /Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of S2W Security / Secure2ware Inc.

We appreciate this opportunity to provide our services to you. Should you have any questions, please feel free to contact us at 813-999-0412 or 813-425-5900.

Legal Notice:

No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws. SECURITY INTEREST; Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.

All invoices not paid within five (5) business days after completion of work will incur a late fee of \$100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law. Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above.

The parties agree that due to the nature of the services to be provided by S2W Security /Secure2ware, the payments to be made by the Customer for the term of this agreement form an integral part of S2W Security /Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix S2W Security / Secure2ware's actual damages. Therefore, in the event

Customer defaults in any payment or charges to be paid to S2W Security /Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and S2W Security / Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by S2W Security /Secure2ware in preparation of Legal Documents and Billable Action including S2W Security/ Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgment of this clause will be enforceable.

The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by S2W Security /Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST S2W Security / SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision, you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT,

EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com





Steadfast Alliance

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

Agenda Page 137

Invoice

Date	Invoice #
7/8/2026	SA-25759

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1039 (402)
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center, FL 33573

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

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

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

JAN-PRO of Tampa Bay

Invoice No.

PO Box 340271
Tampa FL 33694

8/1/2026 245203

Bill To:

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

Service Address:

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

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

DESCRIPTION:

AMOUNT:

Regular Janitorial Service from 08/01/2026 to 08/31/2026

650.00

Please Remit Payment To:

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

Sales Tax (7.5%)	\$0.00
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TOTAL	\$650.00
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Payments/Credits	\$0.00
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Balance Due	\$650.00
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C H E C K R E Q U E S T F O R M :

Association:	<i>CYPRESS MILL CDD</i>
Date:	<i>7.9.2026</i>
Payable To:	<i>William Sharp</i>
Address:	<i>Your address</i>
Account:	<i>R & m General – REIMBURSEMENT</i>
Amount:	<i>\$34.80 round trip at 72.5 cents per mile for business purposes -origination 15231 MILLER CREEK DRIVE RIVERVIEW FL to 2005 PAN AM Circle Ste 300 Tampa FL 33607</i>
Description:	<i>Business Mileage to attend CDD meetings from the clubhouse to the Tampa office</i>
	<i>This is mileage reimbursement only</i>
Requested By:	<i>Supervisor ALBA SANCHEZ</i>



A PLAYCORE Company

10601 Oak Street NE
SAINT PETERSBURG, FL 33716
Phone : (727) 329-8845 or 888-426-8511
Fax : (727) 289-7126

PROFORMA INVOICE

Order Date	Order Number	Delivery Date
6/30/2026	0013891	7/2/2026
Terms	Rep	P.O. No.
BEFORE SHIPMENT	HOUS	EMAIL APPROVAL

Name/Address
CYPRESS MILL CDD 15231 MILLER CREEK DR Sun City Center, FL 33573

Ship To
CYPRESS MILL CDD 15231 MILLER CREEK DR Sun City Center, FL 33573

Customer Contact	Customer Phone	Customer Fax	Job
			splash pad assessment

Ordered	Item Code	Description	Price	Amount
1.00	/LABOR	Field Labor assessment	200.00	200.00
2.00	/DRIVE TIME	Drive Time to Location	120.00	240.00
"Be aware! Cyber crime is on the rise. Fraudsters are using phishing and spoofing email schemes as a ploy to redirect electronic payments into the fraudsters accounts rather than the intended payee. If you receive any correspondence that appears to be from our company and announces a change in bank details, please contact us before you pay. We will never send an email to change our banking instructions."				

PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION			Subtotal	440.00
Signature _____			Sales Tax	18.00
Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. Aquaworx adds a 3% service fee for credit or debit card payments. If the invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St. Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Cancellations or returns are not accepted without prior authorization in writing and are subject to a 40% Re-stocking fee. Notice of Commencement must accompany orders.			Order Total	458.00