Cypress Mill
Community Development District

June 12, 2025

AGENDA PACKAGE

Teams Meeting Information
Meeting ID: 277 956 211 197 Passcode: Fo6SX7Hd
Join the meeting now

Cypress Mill Community Development District
Board of Supervisors

□ Anthony Seabrook, Chairperson
□ Jason Robare, Vice Chairperson
□ John Zanikos, Assistant Secretary
□ William Sharp, Assistant Secretary
□ Vacant, Supervisor

□ Alba Sanchez, District Manager
□ Michael Broadus, District Counsel
□ Todd Amaden, District Engineer
□ Kate Van Mead, District Engineer
□ Paul Young, Field Manager

Regular Meeting and Public Hearing Agenda
Thursday, June 12, 2025 – 9:30 a.m.

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All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. **Call to Order/Roll Call**
2. **Public Comment on Agenda Items** ***(Comments limited to three (3) minutes per speaker***
3. **Public Hearing on Proposed Amenity Rules, Policies, Rental Rates & Deposits, Non-Resident User Fees and All other Deposits and Fees**
4. **Staff Reports**
   A. District Counsel
   B. District Manager
      i. For Information – Quarterly Website Compliance Audit Report
   C. Field Manager
      i. Field Inspection Report – May 16, 2025
   D. District Engineer
5. **Business Items**
   A. Consideration of Proposal from Inframark for Maintenance Solutions
6. **Consent Agenda**
   A. Consideration of Board of Supervisors' Minutes of the May 8, 2025 Regular Meeting
   B. Consideration of Operation and Maintenance Expenditures for April 2025
   C. Acceptance of the Financials and Approval of the Check Register as of April 30, 2025
7. **Board of Supervisors' Requests and Comments**
8. **Public Comments**
9. **Adjournment**

The next CDD Regular Meeting is scheduled to be held on Thursday, July 10, 2025 at 9:30 a.m.

Third Order of Business
On Proposed Amenity Rules, Policies, Rental Rates & Deposits, Non-Resident Fees & All Other Deposits and Fees

Cypress Mill
Community Development District

Recreational Facilities Policies

February 8, 2024

Definitions

"Board" shall mean the District's Board of Supervisors.

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

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

"District" shall mean the Cypress Mill Community Development District.

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

"**District's website**" – shall mean https://www.cypressmillcdd.com/

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

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

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

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

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

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

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

"Tenant" shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

Enforcement of Policies

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

Use of Recreational Facilities at Your Own Risk

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

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

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.

2. The District issues 2 free initial Access fobs to the first owner of the house.

3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of $25.00 per access fob.

4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of $25.00 per access fob.

5. There is a $25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.

6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.

7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

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

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited by applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.

2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.

3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.

4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.

5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.

6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.

7. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.

8. Outdoor grilling is prohibited unless at a pre-approved special event.

9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.

10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.

11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.

12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.

13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.

14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.

15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.

16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.

17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.

18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.

19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.

20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.

21. No fishing or swimming is permitted in any District stormwater ponds.

22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.

23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.

24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean

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

25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.

26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.

27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.

28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.

2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.

3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

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

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

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

Pool and Splash Park Policies

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

Playground and Community Park Policies

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

Fitness Center Policies:

1. Patrons 15 years of age and older are permitted to use the Fitness Center during designated operating hours.
2. Children that are 13 or 14 years of age are allowed under supervision by a parent or adult Patron, 18 years of age or older.
3. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of 13 are allowed in the Fitness Center at any time.
4. Patrons are not allowed to bring Guests to the fitness center.
5. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits (no jeans or swim suits).
6. Food (including chewing gum) is not permitted within the Fitness Center.
7. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
8. Each individual is responsible for wiping off fitness equipment after use.
9. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the Fitness Center.
13. If other individuals are waiting, use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment.
14. Please return weights and other fitness equipment to the proper location after use.
15. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Center.

General Parking Policies:

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

Towing Policies:

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

Non-Resident Annual User Fee

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

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

Rental Policies

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

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

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

1. **Maximum Rental Duration**. Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)

2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	$100.00
non-Patron Rates	$250.00 for up to 20 attendees $450.00 for 21 attendees or more, up to the maximum designated occupancy

3. **Deposit**: A refundable deposit of $200.00 is required for any rental.

4. **Rental Process***:* Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval**. Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Cypress Mill Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.

6. **Cancellations**: The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.

7. **Refund of Deposit**. The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
    a. Ensure that all garbage is removed and placed in the outside receptacles.
    b. Remove all displays, party favors, or remnants of the event.
    c. Restore the furniture and other items to their original position.
    d. Wipe off counters, tabletops, and sink area.
    e. Replace garbage liner.
    f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
    g. Restrooms must be checked and cleaned if necessary.
    h. Ensure that no damage has occurred to the Recreational Facilities.

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

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

Suspension and Termination of Privileges

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

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

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

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

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

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

Fourth Order of Business

4Bi.



Quarterly Compliance Audit Report

Cypress Mill CDD

Date: April 2025 - 1st Quarter
Prepared for: Sandra Demarco
Developer: Inframark
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse
Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

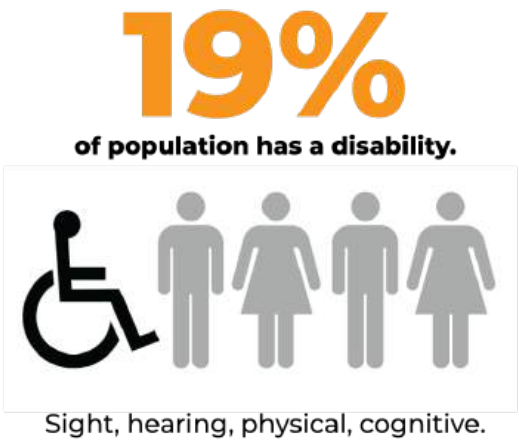
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A "skip navigation" option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no 'click here' please) are just some ways to help everyone find what they're searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: *http://webaim.org/techniques/captions*



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: *http://webaim.org/techniques/forms*



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

5A



Inframark
Offices - Celebration - Tampa
We are proud to provide a range of services for your community.

MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/ Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/ Reporting
- Light Changeouts and Maintenance
- Maintenance of Storm Structures
- Management of Vendor Contracts
- Minor Boardwalk and Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape Architectual Designs
- Sidewalk Grinding and Replacement
- Sign Installations and Maintenance

CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL 407.566.1935 or
EMAIL maintenance@inframark.com
www.inframark.com/community-management/#maintenance

107-0325

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

Phone: 813-765-8798

Date: 05/28/2025
Work Order # CM-5-2025
Customer ID: Cypress Mill CDD

Quotation valid until 06/30/2025

Prepared by: **Aysha Torres**

Description	Unit Price	Quantity	Amount
May 2025 Field Inspection Repair Items: ✓ Scope of Work • Playground Water Fountain Reviewed - Item 10 • Tighten Loose Swing - Item 11 • Remove Benches Coating and Repaint - Item 12 • Replace Mens Restroom Fire Extinguisher - Item 13 • Level Uneven Bricks on Pool Deck - Item 14 • Secure Playground Perimeter Stakes - Item 15	$95.00	14	$1,330.00
Service Fee	**$125.00**	1	$125.00
Total **Labor and Materials**			**$1,455.00**

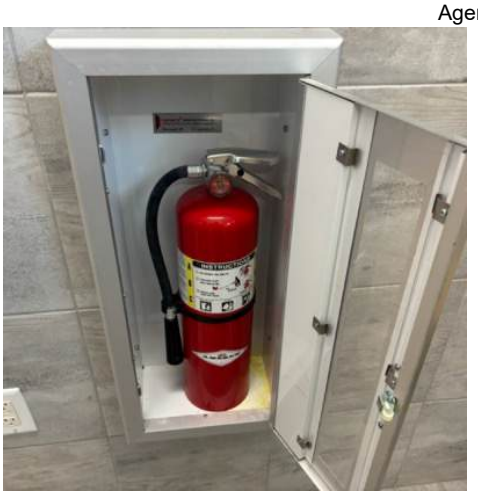
Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Aysha Torres at aysha.torres@Inframark.com

By: Aysha Torres
Date: 05/28/2025
Inframark

By: _____
Date: _____
Cypress Mill CDD





















6A

MINUTES OF MEETING
CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cypress Mill Community Development District was held on Thursday, May 8, 2025, 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:

Anthony Seabrook	Chairperson
Jason Robare	Vice Chairperson
John Zanikos	Assistant Secretary
William L. Sharp	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Paul Young	Field Manager
George Fabrisio	Home River
Jerry Elmore	Home River

Following is a summary of the discussions and actions taken.

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

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

SECOND ORDER OF BUSINESS **Public Comment on Agenda Items**

None.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Workshop

The workshop was moved to the end of this meeting.

B. District Manager

i. For informational purposes – Number of Registered Voters in the District – 1562
ii. The LRI owner attended the meeting in person and will reconfigure the proposal to break out the line items ready for the next meeting.

C. Field Manager

i. Field Inspection Report

Field Manager Paul Young will share his report with George Fabrisio moving forward.

> On MOTION by Mr. Zanikos seconded by Mr. Seabrook, with all in favor, moving forward with MSL Sliding Doors in the amount of $1,581 was approved. 4-0

D. District Engineer
No report.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Proposal/Agreement from Sitex Aquatics – Planting Agreement
Floyd Wyatt of Steadfast Landscaping discussed the following proposals:

This item was tabled as the vendor needs to attend the next meeting to explain.

B. Consideration of Resolution 2025-05 Approving the Proposed FY2026 Budget and Setting the Public Hearing Date
An open discussion on each line item of the budget ensued to make required changes which resulted in a flat budget, no increase.

> On MOTION by Mr. Seabrook seconded by Mr. Zanikos, with all in favor, Resolution 2025-05 approving a proposed operations and maintenance budget for fiscal year 2026, setting a public hearing date for budget adoption on July 10, 2025 at 9:30 a.m. was adopted. 4-0

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the April 10, 2025 Regular Meeting
B. Consideration of Operation and Maintenance Expenditures for March 2025
C. Acceptance of the Financials and Approval of the Check Register as of March 30, 2025

> On MOTION by Mr. Zanikos seconded by Mr. Seabrook, with all in favor, the Consent Agenda was approved as amended. 4-0

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

Regarding the no fishing in ponds issue, the Attorney will draft a protocol process for video sharing moving forward.

SEVENTH ORDER OF BUSINESS **Public Comments**

There were none.

EIGHTH ORDER OF BUSINESS **Continued to the Workshop Regarding Update on Ethics Training**

District Counsel led the discussion on Ethics Training.

The regular meeting reconvened and there was no further business to discuss, therefore the meetings were adjourned.

_____
Anthony Seabrook
Chairman

6B.

CYPRESS MILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
HOMERIVER GROUP	3/31/2025	221003	$2,966.14		payroll on site management
HOMERIVER GROUP	3/31/2025	221003	$3,000.00	$5,966.14	clubhouse management March 2025
INFRAMARK LLC	4/1/2025	147049	$562.50		ACCT SVCS
INFRAMARK LLC	4/1/2025	147049	$1,050.00		DISSEMINATION SVCS
INFRAMARK LLC	4/1/2025	147049	$3,333.33	$4,945.83	DIST MGMT
SITEX AQUATICS LLC	4/1/2025	9825-B	$1,065.00	$1,065.00	AQUATIC MAINT.
SPEAREM ENTERPRISES	4/9/2025	6201	$150.00	$150.00	DOG WASTE STATIONS
STEADFAST CONTRACTORS ALLIANCE	4/1/2025	SA-11035	$18,271.00	$18,271.00	LANDSCAPE MAINT
SUNCOAST POOL SERVICE	1/5/2025	10857	$1,875.00	$1,875.00	POOL SERVICE
SUNCOAST POOL SERVICE	2/1/2025	10918	$1,875.00	$1,875.00	POOL SERVICE
SUNCOAST POOL SERVICE	3/3/2025	10975	$1,875.00	$1,875.00	POOL SERVICE
Monthly Contract Subtotal			**$36,022.97**	**$36,022.97**	
Variable Contract					
HAROLD ANTHONY SEABROOK	4/10/2025	HS 041025	$200.00	$200.00	BOARD 4/10/25
JASON ROBARE	4/10/2025	JR 041025	$200.00	$200.00	BOARD 4/10/25
JOHN STEVEN ZANIKOS	4/10/2025	JZ 041025	$200.00	$200.00	BOARD 4/10/25
Variable Contract Subtotal			**$600.00**	**$600.00**	
Utilities					
BOCC ACH	3/25/2025	032525-6494	$841.43	$841.43	WATER
BOCC ACH	4/23/2025	042325-6494	$1,116.48	$1,116.48	WATER
TECO ACH	4/7/2025	040725-9291	$2,698.63	$2,698.63	ELECTRIC
TECO ACH	4/7/2025	040725-1113	$1,119.12	$1,119.12	ELECTRIC
TECO ACH	4/7/2025	040725-3471	$27.87	$27.87	ELECTRIC
TECO ACH	4/7/2025	040725-7103	$184.48	$184.48	ELECTRIC
Utilities Subtotal			**$5,988.01**	**$5,988.01**	
Regular Services					

CYPRESS MILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BUSINESS OBSERVER INC	4/25/2025	25-01154H	$67.81	$67.81	legal advertisement
COMPLETE I.T CORP	4/1/2025	16102	$99.00	$99.00	email account 30GB
COMPLETE I.T CORP	3/20/2025	15895	$580.00	$580.00	email set up
CYPRESS MILL CDD	4/7/2025	04072025 - 719	$4,041.11	$4,041.11	SERIES 2018- FY 25 TAX DIST ID DIST 719
HOMERIVER GROUP	3/31/2025	221003	$7,311.75	$7,311.75	PAYROLL
JNJ CLEANING SERVICES	4/18/2025	0533	$290.00	$290.00	AMENITY CLEANING
PHANTOM FITNESS SERVICES	4/15/2025	04152025-CMR	$1,458.60	$1,458.60	repair of exercise equipment
PHANTOM FITNESS SERVICES	2/26/2025	INV02262025-CM	$414.38	$414.38	treadmill lubricated Feb 2025
REPCO L&O PEST CONTROL	4/4/2025	219499	$120.00	$120.00	PEST SERVICE
STANLEY STEEMER INTERNATIONAL INC	2/28/2025	13107830-14	$207.00	$207.00	janitorial services
STEADFAST CONTRACTORS ALLIANCE	4/23/2025	SA-11484	$3,430.00	$3,430.00	LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	4/22/2025	SA-11476	$22,000.00	$22,000.00	LANDSCAPE MAINT mulch
STEADFAST CONTRACTORS ALLIANCE	4/22/2025	SA-11474	$4,865.00	$4,865.00	LANDSCAPE MAINT
STRALEY ROBIN VERICKER	4/25/2025	26423-1	$2,253.00	$2,253.00	PROFESSIONAL SERVICES
STRALEY ROBIN VERICKER	4/25/2025	26423	$2,253.00	$2,253.00	PROFESSIONAL SERVICES
Regular Services Subtotal			**$49,390.65**	**$49,390.65**	
Additional Services					
GRAU AND ASSOCIATES	4/1/2025	27169	$7,600.00	$7,600.00	audit fye 09/30/2024
Additional Services Subtotal			**$7,600.00**	**$7,600.00**	
TOTAL			**$99,601.63**	**$99,601.63**	

Folio Association Management

12906 Tampa Oaks Blvd Ste 100

Temple Terrace, FL 33637

INVOICE # 221003

Date: 03/31/2025

BILL TO
Inframark c/o Cypress Mill Clubhouse
2005 Pan Ann Cir Ste 300
Tampa, FL 33667

FOR
Mar-25

ITEM DESCRIPTION	AMOUNT
Onsite Clubhouse Payroll	$7,311.75
Reimbursement Payroll Tax and Admin Fee	$2,966.14
Payroll and Staffing Management	$3,000.00
Subtotal	**$13,277.89**
Tax rate	
Additional costs	
TOTAL COST	**$13,277.89**

Make all checks payable to Folio Association Management

If you have any questions concerning this invoice, use the following contact information:
Courtney Silcott
csilcott@folioam.com

THANK YOU FOR YOUR BUSINESS!

Invoice Number	221003
Invoice Date	03/31/2025

Folio Association Management
12906 Tampa Oaks Blvd
Suite 100
Temple Terrace, FL 33637

LEN Cypress Mill LLC
12906 Tampa Oaks Blvd
Suite 100
Temple Terrace, FL 33637

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
HRG Paid Employees Reimbursement						
03/31/2025	Payroll Reimburse - Payroll Reimbursement	1.00	$0.00	$7,311.75	$0.00	$7,311.75
03/31/2025	Reimburse Payroll Taxes & Admin Fees - Reimb Pyrl Txs & Adm	1.00	$0.00	$2,966.14	$0.00	$2,966.14
03/31/2025	Payroll and Staffing Management	1.00	$3,000.00	$3,000.00	$0.00	$3,000.00
	HRG Paid Employees Reimbursement Total			**$13,277.89**	**$0.00**	**$13,277.89**
	LNC - LEN Cypress Mill LLC Total			**$13,277.89**	**$0.00**	**$13,277.89**

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147049	4/1/2025
CUSTOMER ID	**NET TERMS**
C2296	Net 60
PO#	**DUE DATE**
	5/31/2025

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

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	562.50		562.50
Dissemination Services	3	Ea	350.00		1,050.00
District Management	1	Ea	3,333.33		3,333.33
Subtotal					**4,945.83**

Subtotal	$4,945.83
Tax	$0.00
Total Due	$4,945.83

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

Cypress Mill HOA

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

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

Invoice details
Invoice no.: 9825-B
Terms: Net 30
Invoice date: 04/01/2025
Due date: 05/01/2025

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

Total **$1,065.00**

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101



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

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

Invoice details
Invoice no.: 6201
Terms: Net 15
Invoice date: 04/09/2025
Due date: 04/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Labor**	2/16/25 to 3/16/25 Empty 2 dog waste cans and one trash can 1 time per week, price includes trash bags and mutt mits	4	$37.50	$150.00

Total **$150.00**

Note to customer

Thank You! We Appreciate Your Business.

INVOICE

DATE	DUE	INVOICE #
4/1/2025	5/1/2025	SA-11035

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO
Cypress Mills CDD
C/O Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center FL 33573

P.O. No.	Account #	Terms	Project
		Net 30	SM1039 Cypress Mill CDD Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Landscape Maintenance for the month of March 2025	1.00	0.00	0.00
	Landscape Maintenance	1.00	10,080.00	10,080.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds	1.00	745.00	745.00
	Irrigation Wet Check	1.00	700.00	700.00
	Addendum #1			
	Landscape Maintenance for Passive Parks	1.00	1,400.00	1,400.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for Passive Parks	1.00	325.00	325.00
	Irrigation Wet Check	1.00	120.00	120.00
	Landscape Maintenance for new pond banks	1.00	360.00	360.00
	Landscape Maintenance for extended new areas	1.00	945.00	945.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for extended new areas.	1.00	375.00	375.00
	Irrigation Wet Check for extended new areas	1.00	96.00	96.00
	Addendum #2			
	Landscape Maintenance for Dog Park & Adjacent Common Area	1.00	1,025.00	1,025.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for Dog Park & Adjacent Common Area	1.00	100.00	100.00

INVOICE

DATE	DUE	INVOICE #
4/1/2025	5/1/2025	SA-11035

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO
Cypress Mills CDD
C/O Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1039
Cypress Mills CDD Maintenance
Miller Creek Drive
Sun City Center FL 33573

P.O. No.	Account #	Terms	Project
		Net 30	SM1039 Cypress Mill CDD Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Wet Check for Dog Park & Adjacent Common Area	1.00	50.00	50.00
	Amenity Center			
	Landscape Maintenance for Amenity Center	1.00	1,700.00	1,700.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for Amenity Center	1.00	150.00	150.00
	Irrigation Wet Check for Amenity Center	1.00	100.00	100.00

TOTAL	**18,271.00**
APPLIED PAYMENTS/CREDITS	**0.00**
BALANCE REMAINING	**18,271.00**

Invoice

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Date	Invoice #
1/5/2025	10857

Bill To
LEN Cypress Mill 4600 W. Cypress Suite 200 Tampa, FL. 33607

P.O. No.	Terms	Project
Jan 2025	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,875.00	1,875.00

Thank you for your business.

Phone #
(727) 271-1395

Total $1,875.00

Invoice

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Date	Invoice #
2/1/2025	10918

Bill To
LEN Cypress Mill 4600 W. Cypress Suite 200 Tampa, FL. 33607

P.O. No.	Terms	Project
Feb 2025	Net 30	

Quantity	Description	Rate	Amount
	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,875.00	1,875.00

Thank you for your business.

Phone #
(727) 271-1395

Total $1,875.00

Invoice

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Date	Invoice #
3/3/2025	10975

Bill To
LEN Cypress Mill 4600 W. Cypress Suite 200 Tampa, FL. 33607

P.O. No.	Terms	Project
March 2025	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,875.00	1,875.00

Thank you for your business.

Phone #
(727) 271-1395

Total $1,875.00

DM- Alba M. Sanchez
MEETING DATE: 4/10/2025
Cypress Mill CDD

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Anthony Seabrook	Present	Salary Accepted	$200.00
Jason Robare	Present	Salary Accepted	$200.00
John Zaniko	Present	Salary Accepted	$200.00
William Sharp	Not Present	Salary Accepted	$200.00

DM- Alba M. Sanchez
MEETING DATE: 4/10/2025
Cypress Mill CDD

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Anthony Seabrook	Present	Salary Accepted	$200.00
Jason Robare	Present	Salary Accepted	$200.00
John Zaniko	Present	Salary Accepted	$200.00
William Sharp	Not Present	Salary Accepted	$200.00

DM- Alba M. Sanchez
MEETING DATE: 4/10/2025
Cypress Mill CDD

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Anthony Seabrook	Present	Salary Accepted	$200.00
Jason Robare	Present	Salary Accepted	$200.00
John Zaniko	Present	Salary Accepted	$200.00
William Sharp	Not Present	Salary Accepted	$200.00

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS MILL CDD	2339396494	03/25/2025	04/15/2025

Service Address: 15231 MILLER CREEK DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	02/19/2025	48536	03/21/2025	49049	51300 GAL	ACTUAL	WATER

Service Address Charges

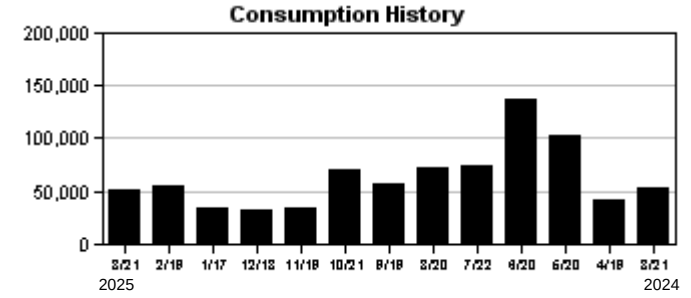
Customer Service Charge	$6.03
Purchase Water Pass-Thru	$154.93
Water Base Charge	$74.12
Water Usage Charge	$92.34
Sewer Base Charge	$179.53
Sewer Usage Charge	$334.48

Summary of Account Charges

Previous Balance	$879.83
Net Payments - Thank You	$-879.83
Total Account Charges	**$841.43**
AMOUNT DUE	**$841.43**

Important Message

This account has ACH payment method



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **2339396494**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	04/15/2025
AMOUNT DUE	$841.43
AMOUNT PAID	

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

1,612 8

0023393964947 00000841437

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS MILL CDD	2339396494	04/23/2025	05/14/2025

Service Address: 15231 MILLER CREEK DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056876	03/21/2025	49049	04/21/2025	49784	73500 GAL	ACTUAL	WATER

Service Address Charges

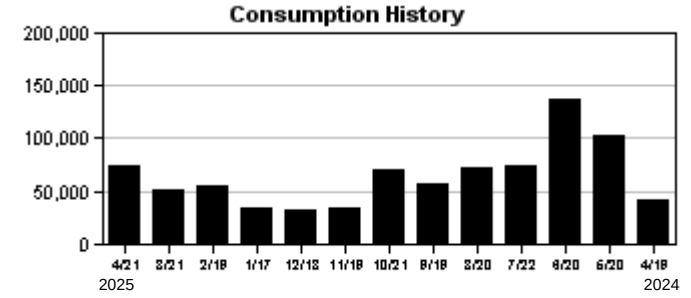
Customer Service Charge	$6.03
Purchase Water Pass-Thru	$221.97
Water Base Charge	$74.12
Water Usage Charge	$155.61
Sewer Base Charge	$179.53
Sewer Usage Charge	$479.22

Summary of Account Charges

Previous Balance	$841.43
Net Payments - Thank You	$-841.43
Total Account Charges	**$1,116.48**
AMOUNT DUE	**$1,116.48**

Important Message

This account has ACH payment method



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **2339396494**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water

THANK YOU!

DUE DATE	05/14/2025
AMOUNT DUE	$1,116.48
AMOUNT PAID	

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

1,605 8

0023393964947 00001116482

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: April 07, 2025

Amount Due:	$1,605.65

Due Date: April 28, 2025
Account #: 221008949291

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025

Previous Amount Due	$2,874.04
Payment(s) Received Since Last Statement	$0.00
Miscellaneous Credits	-$3,967.02
Credit balance after payments and credits	-$1,092.98
Current Month's Charges	**$2,698.63**
Amount Due by April 28, 2025	**$1,605.65**

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

Scan here to view your account online.



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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008949291
Due Date: April 28, 2025

RECEIVED
APR 10 2025

Amount Due:	$1,605.65

Payment Amount: $ _____

642742387757

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

Your account will be drafted on April 28, 2025

00002455 FTECO104072523263710 00000 04 00000000 18813 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.

00002455-0005706-Page 1 of 4

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008949291
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Service Period: Mar 04, 2025 - Apr 01, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Important Messages

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

Miscellaneous Credits

Sales Tax Credit	-$3,967.02
Total Current Month's Credits	**-$3,967.02**

00002455-0005706-Page 2 of 4

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Ways To Pay Your Bill

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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.

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

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

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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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: April 07, 2025

Amount Due:	$1,119.12

Due Date: April 28, 2025
Account #: 211030331113

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025	
Previous Amount Due	$1,311.42
Payment(s) Received Since Last Statement	-$1,311.42
Current Month's Charges	**$1,119.12**
Amount Due by April 28, 2025	**$1,119.12**

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

Your Energy Insight

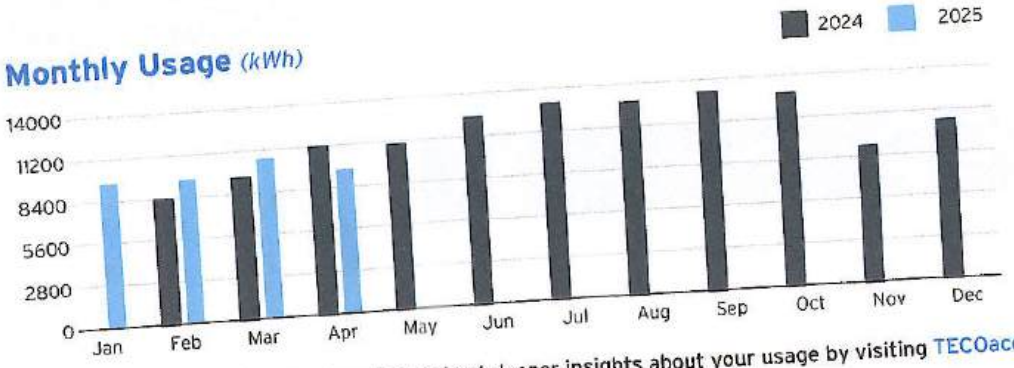
Your average daily kWh used was 4.62% lower than the same period last year.

Your peak billing demand was 3.7% lower than the same period last year.

Scan here to view your account online.



Monthly Usage (kWh)



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211030331113
Due Date: April 28, 2025

Amount Due:	$1,119.12

Payment Amount: $ _____

689655707516

Your account will be drafted on April 28, 2025

RECEIVED
APR 10 2025
By

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00002453 FTECO104072523263710 00000 04 00000000 18811 007
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.

00002453-0005695-Page 1 of 14

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211030331113
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Meter Read

Service Period: Mar 04, 2025 - Apr 01, 2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000755286	04/01/2025	43,028	33,457	9,571 kWh	1	29 Days
1000755286	04/01/2025	26.36	0	26.36 kW	1	29 Days

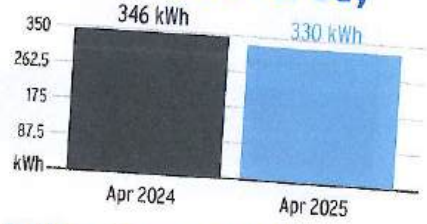
Charge Details

Electric Charges

Daily Basic Service Charge	29 days @ $1.06000	$30.74
Billing Demand Charge	26 kW @ $18.07000/kW	$469.82
Energy Charge	9,571 kWh @ $0.00773/kWh	$73.98
Fuel Charge	9,571 kWh @ $0.03083/kWh	$295.07
Capacity Charge	26 kW @ $0.30000/kW	$7.80
Storm Protection Charge	26 kW @ $2.08000/kW	$54.08
Energy Conservation Charge	26 kW @ $0.93000/kW	$24.18
Environmental Cost Recovery	9,571 kWh @ $0.00068/kWh	$6.51
Clean Energy Transition Mechanism	26 kW @ $1.15000/kW	$29.90
Storm Surcharge	9,571 kWh @ $0.01035/kWh	$99.06
Florida Gross Receipt Tax		$27.98
Electric Service Cost		**$1,119.12**

Total Current Month's Charges $1,119.12

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**

Ways To Pay Your Bill

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

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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

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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00002453-0005695-Page 2 of 14

Statement Date: April 07, 2025

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	$27.87

Due Date: April 28, 2025
Account #: 211029203471

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025

Previous Amount Due	$29.77
Payment(s) Received Since Last Statement	-$29.77
Current Month's Charges	**$27.87**
Amount Due by April 28, 2025	**$27.87**

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

Your Energy Insight

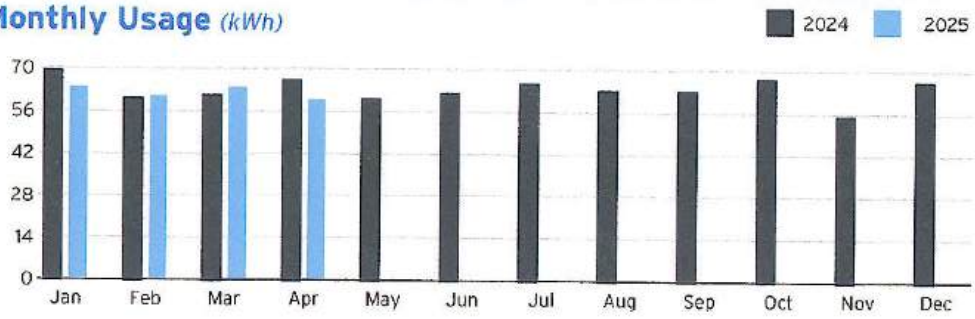
Your average daily kWh used was **0% higher** than the same period last year.

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

Scan here to view your account online.



Monthly Usage (kWh)



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

---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211029203471
Due Date: April 28, 2025

Amount Due:	$27.87

Payment Amount: $_____

620520222969

Your account will be drafted on April 28, 2025

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

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211029203471
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Meter Read

Service Period: Mar 04, 2025 - Apr 01, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851313	04/01/2025	1,216		1,156		60 kWh	1	29 Days

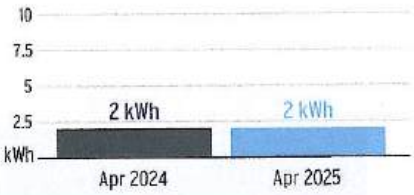
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*60 kWh @ $0.08641/kWh*	$5.18
Fuel Charge	*60 kWh @ $0.03083/kWh*	$1.85
Storm Protection Charge	*60 kWh @ $0.00577/kWh*	$0.35
Clean Energy Transition Mechanism	*60 kWh @ $0.00418/kWh*	$0.25
Storm Surcharge	*60 kWh @ $0.02121/kWh*	$1.27
Florida Gross Receipt Tax		$0.70
Electric Service Cost		**$27.87**

Total Current Month's Charges $27.87

Avg kWh Used Per Day



Important Messages

00002453-0005688-Page 8 of 14

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

Ways To Pay Your Bill

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

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

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

Phone
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866-689-6469

Contact Us

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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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Statement Date: April 07, 2025

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Amount Due:	$184.48

Due Date: April 28, 2025
Account #: 211032557103

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025

Previous Amount Due	$201.16
Payment(s) Received Since Last Statement	-$201.16
Current Month's Charges	**$184.48**
Amount Due by April 28, 2025	**$184.48**

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

Your Energy Insight

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

Scan here to view your account online.

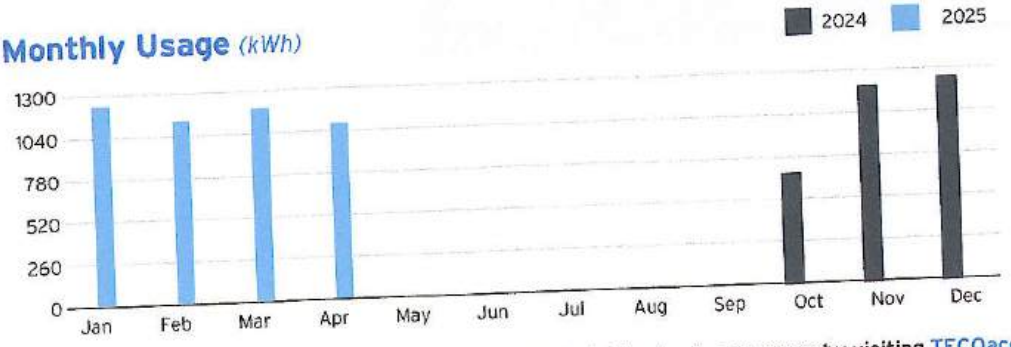
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage *(kWh)*



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

00002453-0005700-Page 11 of 14

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211032557103
Due Date: April 28, 2025

Amount Due:	$184.48

Payment Amount: $ _____

610643711388

Your account will be drafted on April 28, 2025

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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211032557103
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Meter Read

Meter Location: LIFT STATION
Service Period: Mar 04, 2025 - Apr 01, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851610	04/01/2025	68,437		67,348		1,089 kWh	1	29 Days

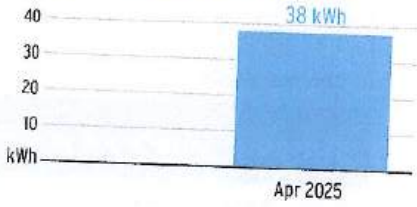
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*1,089 kWh @ $0.08641/kWh*	$94.10
Fuel Charge	*1,089 kWh @ $0.03083/kWh*	$33.57
Storm Protection Charge	*1,089 kWh @ $0.00577/kWh*	$6.28
Clean Energy Transition Mechanism	*1,089 kWh @ $0.00418/kWh*	$4.55
Storm Surcharge	*1,089 kWh @ $0.02121/kWh*	$23.10
Florida Gross Receipt Tax		$4.61
Electric Service Cost		**$184.48**

Total Current Month's Charges **$184.48**

Avg kWh Used Per Day



Important Messages

000002453-0005700-Page 12 of 14

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.

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

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

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.

Business Observer

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



INVOICE

Legal Advertising

Invoice # 25-01154H

Date 04/25/2025

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 # 25-01154H **Notice of Ethics Training Session** **RE:** Cypress Mill CDD Board of Superviors Ethics Training Session on 5/8/25 et al **Published:** 4/25/2025	$67.81

Important Message		Paid	()
Please include our Serial # on your check	**Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**	**Total**	**$67.81**

Payment is expected within 30 days of the first publication date of your notice.

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.

Serial Number
25-01154H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH



STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Ethics Training Session

in the matter of Cypress Mill CDD Board of Superviors Ethics Training Session on 5/8/25 et al

in the Court, was published in said newspaper by print in the

issues of 4/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ETHICS TRAINING SESSION

An Ethics Training Session of the Board of Supervisors ("Board") of the Cypress Mill Community Development District will be held on **May 8, 2025 and June 12, 2025 immediately following the regular meetings which begin at 9:30 a.m. at the Inframark Offices, 2005 Pan Am Circle, Tampa, Florida 33607.** The purpose of the meeting is ethics training for the Board of Supervisors and staff. A copy of the agenda for this meeting may be obtained from the District Manager at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300 ("District Office").

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the 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
April 25, 2025 25-01154H

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of April, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

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

INVOICE

Legal Advertising

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
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Alba Sanchez, District Manager
April 25, 2025 25-01154H

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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 #	16102
Invoice Date	04-01-25
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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	15895
Invoice Date	03-20-25
Balance Due	**$580.50**

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
(none)	District Managed Emails Setup	$450.00	1.0	$450.00

Subtotal	**$549.00**
Tax	$31.50
Invoice Total	$580.50
Payments	$0.00
Credits	$0.00
Balance Due	**$580.50**

CYPRESS MILL CDD
DISTRICT CHECK REQUEST

Today's Date	4/7/2025
Payable To	Cypress Mill CDD
Check Amount	**$4,041.11**
Check Description	Series 2018 - FY 25 Tax Dist. ID Dist 719
Check Amount	**$3,734.61**
Check Description	Series 2020 - FY 25 Tax Dist. ID Dist 719
Check Amount	**$3,054.10**
Check Description	Series 2023 - FY 25 Tax Dist. ID Dist 719
Special Instructions	Do not mail. Please give to Eric

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

Eric

Authorization

DM
Fund 001
G/L 20702
Object Code
Chk # Date

CYPRESS MILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	$ 1,138,822.34	41.75%	0.417500
Net DS 18	$ 592,967.60	21.74%	0.217400
Net DS 20	$ 547,993.76	20.09%	0.200900
Net DS 23	$ 448,140.16	16.43%	0.164300
Net Total	2,727,923.86	100%	1.00

94%

Date Received	Amount Received	41.75% Raw Numbers Operations Revenue	41.75% Rounded Operations Revenue	21.74% Raw Numbers 2018 Debt Service Revenue	21.74% Rounded 2018 Debt Service Revenue	20.09% Raw Numbers 2020 Debt Service Revenue	20.09% Rounded 2020 Debt Service Revenue	16.43% Raw Numbers 2023 Debt Service Revenue	16.43% Rounded 2023 Debt Service Revenue	Proof	Date Transferred / Distribution ID
11/6/2024	4,347.15	1,814.80	1,814.80	944.94	944.94	873.27	873.27	714.14	714.14	-	Dist 695
11/14/2024	17,395.05	7,261.89	7,261.89	3,781.15	3,781.15	3,494.37	3,494.37	2,857.64	2,857.64	-	Dist 697
11/22/2024	15,303.12	6,388.57	6,388.57	3,326.43	3,326.43	3,074.14	3,074.14	2,513.98	2,513.98	-	Dist 698
12/6/2024	1,508,059.12	629,567.21	629,567.21	327,806.14	327,806.14	302,943.57	302,943.57	247,742.20	247,742.20	-	Dist 706
12/3/2024	10,520.41	4,391.94	4,391.94	2,286.82	2,286.82	2,113.37	2,113.37	1,728.28	1,728.28	-	Dist 700
12/16/2024	414,843.94	173,184.29	173,184.29	90,174.44	90,174.44	83,335.13	83,335.13	68,150.08	68,150.08	-	Dist 707
1/7/2025	553,284.49	230,978.86	230,978.86	120,267.20	120,267.20	111,145.50	111,145.50	90,892.93	90,892.93	-	Dist 709
2/7/2025	12,410.64	5,181.05	5,181.05	2,697.70	2,697.70	2,493.09	2,493.09	2,038.81	2,038.81	(0.01)	Dist 713
3/10/2025	3,267.27	1,363.98	1,363.98	710.21	710.21	656.34	656.34	536.74	536.74	-	Dist 716
4/7/2025	18,590.95	7,761.14	7,761.14	4,041.11	4,041.11	3,734.61	3,734.61	3,054.10	3,054.10	(0.01)	Dist 719
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
TOTAL	**2,558,022.14**	**1,067,893.72**	1,067,893.72	**556,036.14**	**556,036.14**	**513,863.38**	**513,863.39**	**420,228.90**	**420,228.90**	**(0.02)**	
Net Total on Roll	2,727,923.86		1,138,822.34		592,967.60		547,993.76		448,140.16		
Collection Surplus / (Deficit)	(169,901.72)		(70,928.62)		(36,931.46)		(34,130.37)		(27,911.26)		

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540-2205

services@jnjcleanservices.com
+1 (813) 781-8999

Bill to
Cypress Mill CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Invoice no.: 0533
Invoice date: 04/18/2025
Due date: 05/03/2025

Date	Product or service	Description	Qty	Rate	Amount
	Services	Amenity cleaning services for 2 days	1	$290.00	$290.00

Total **$290.00**

Ways to pay

Note to customer

Amenity cleaning services for Cypress Mill - April 2025.
Services ended as of April 11th, 2025.

View and pay

PHANTOM FITNESS SERVICES

INVOICE

18142 Powerline Rd
Dade City FL 33523

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

Description: Invoice

Date: 04/15/2025
INV#04152025-CMR
Terms: Credit Card/ Check

Description	Qty	Unit Price	Total
Cypress Mill - Labor	4	$ 105.00	$ 420.00
Cable Replacement	1	$ 375.00	$ 375.00
Weight stack repair/ Cable	1	$ 525.00	$ 525.00
		Subtotal	$ 1,320.00
		Shipping	$ 138.60
		Tax	Exempt
		Total	$ 1,458.60

Notes: Repairs complete. Next PM due May, 2025.

Thank you!

PHANTOM FITNESS SERVICES

INVOICE

18142 Powerline Rd
Dade City FL 33523

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

Description: Invoice

Date: 02/26/2025
INV02262025-CM
Terms: Credit Card/ Check

Description	Qty	Unit Price	Total
Cypress Mill - PM Service	1	$ 414.38	$ 414.38
Treadmills Lubricated and tested, voltage checked for power loss, debris cleared			
Strength cables and rods lubricated tested for loose connections/ bolts tightened			
		Subtotal	$ 414.38
		Shipping	N/A
		Tax	Exempt
		Total	$ 414.38

Notes: Quarterly recommended lube and service complete.

Thank you!

Service Slip/Invoice

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

INVOICE:	219499
DATE:	04/04/2025
ORDER:	176492

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

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

Work Date	Time	Target Pest	Technician		Time In
04/04/2025	12:00 AM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECIEPT	04/04/2025			

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**

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* 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

STANLEY STEEMER

INVOICE

Service Date: 28 Feb, 2025

Remit payments to:
Stanley Steemer International Inc.

P.O. Box 205819
Dallas, TX 75320

Service Location
Cypress Mill Cdd
15321 Miller Creek Dr
Sun City Center, FL 33573

Cust Number 11279330-14
Invoice Number 13107830-14
P.O. Number

Qty	Service Description	Product/Item	Unit Price	Amount
1	Clean (CC) gym	Commercial Carpet	$125.00	$125.00
1	Protect w/Supershield (CC) gym	Commercial Carpet	$41.00	$41.00
1	Odor Out Plus (CC) gym	Commercial Carpet	$41.00	$41.00
			SubTotal	$207.00
			Discount	$0.00
			Tax	$0.00
			Total	$207.00

ACH: Routing/ABA: 121000248 Account Number: 4124606864
If you have any questions concerning this invoice, call :Commercial Coordinator, 1-800-STEEMER (783-3637)

Invoice

Steadfast Alliance

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

Date	Invoice #
4/23/2025	SA-11484

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
	Landscape Enhancement			
24	Arbicola 3gal - Left side of the Clubhouse between the Foxtail Palms	15.00	4/16/2025	360.00
52	Arbicola 3gal - Front of the Clubhouse on both left & right side of the entrance.	15.00	4/16/2025	780.00
52	Croton, Mamie 3gal - Front of Club house on both left & right side of entrance.	15.00	4/16/2025	780.00
20	One Time Landscape Service - remove and prep beds for new plant install.	50.00	4/16/2025	1,000.00
6	Irrigation Labor & Parts - Install new dripline to flow with new plant material pattern.	85.00	4/16/2025	510.00
5	Mini Pine Bark Nuggets Bulk - No charge	0.00	4/16/2025	0.00

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

Total	$3,430.00
Payments/Credits	$0.00
Balance Due	$3,430.00

Invoice

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

Date	Invoice #
4/22/2025	SA-11476

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mill CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
400	The proposal is for adding new mulch to the blvd- central park- pocket parks- amenity center.	55.00		22,000.00

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

Total	$22,000.00
Payments/Credits	$0.00
Balance Due	$22,000.00

Steadfast

Invoice

30435 Commerce Drive
Suite 102
San Antonio, FL 33576

Date	Invoice #
4/22/2025	SA-11474

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

P.O. No.	Terms	Project
	Net 30	SM1039 Cypress Mi...

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Jasmine, ...	Jasmine, Asiatic 1gal	3,750.00			600	6.25	100.00%	100.00%	3,750.00
Mainten...	Maintenance Labor-Labor required to prep and level landscape beds in preparation for plant installation. Proposal is for the jasmine install medians on Miller Creek.	500.00			1	500.00	100.00%	100.00%	500.00
Irrigatio...	Irrigation Parts-Labor-Will need to adjust and reroute irrigation drip lines to accommodate new plant install.	340.00			4	85.00	100.00%	100.00%	340.00
Irrigatio...	Irrigation Parts-Will need to replace damage drip, has many holes due to squirrels and rodents, chewing through existing drip line.	275.00			1	275.00	100.00%	100.00%	275.00

Total	$4,865.00
Payments/Credits	$0.00
Balance Due	$4,865.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

April 25, 2025
Client: 001503
Matter: 000001
Invoice #: 26423

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT FENCES.	0.6	$195.00
3/11/2025	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	$175.00
3/12/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	$130.00
3/13/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	$87.50
3/13/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	2.7	$877.50
3/20/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	$390.50
3/25/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT CHAIR REGARDING RESIDENT BEHAVIOR AND REQUEST FOR CEASE AND DESIST LETTER; EMAIL TO DISTRICT MANAGER REGARDING TRAINING WORKSHOPS.	0.9	$292.50
3/26/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	$105.00
		Total Professional Services	7.8	$2,253.00

Total Services	$2,253.00	
Total Disbursements	$0.00	
Total Current Charges		$2,253.00
Previous Balance		$2,273.49
Less Payments		*($2,273.49)*
PAY THIS AMOUNT		**$2,253.00**

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

April 25, 2025
Client: 001503
Matter: 000001
Invoice #: 26423

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT FENCES.	0.6	$195.00
3/11/2025	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	$175.00
3/12/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	$130.00
3/13/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	$87.50
3/13/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	2.7	$877.50
3/20/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	$390.50
3/25/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT CHAIR REGARDING RESIDENT BEHAVIOR AND REQUEST FOR CEASE AND DESIST LETTER; EMAIL TO DISTRICT MANAGER REGARDING TRAINING WORKSHOPS.	0.9	$292.50
3/26/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	$105.00
		Total Professional Services	7.8	$2,253.00

Total Services	$2,253.00	
Total Disbursements	$0.00	
Total Current Charges		$2,253.00
Previous Balance		$2,273.49
Less Payments		*($2,273.49)*
PAY THIS AMOUNT		**$2,253.00**

Please Include Invoice Number on all Correspondence

Grau and Associates

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

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *27169*
Date *04/01/2025*

SERVICE		AMOUNT
Audit FYE 09/30/2024		$ 7,600.00
	Current Amount Due	$ 7,600.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
7,600.00	0.00	0.00	0.00	0.00	7,600.00

Payment due upon receipt.

6C

Cypress Mill
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECT FUNDS	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS										
Cash - Operating Account	$ 700,315	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 700,315
Due From Other Funds	1,422	2,454	-	16,475	98	349	-	-	-	20,798
Investments:										
Acquisition & Construction Account	-	-	-	-	-	-	34,387	-	-	34,387
Construction Fund	-	-	-	-	-	-	269,108	-	-	269,108
Operations & Maintenance A-1	-	-	-	-	-	-	162,434	-	-	162,434
Prepayment Account	-	106	2,610	-	-	-	-	-	-	2,716
Reserve Fund	-	138,969	258,250	210,625	-	-	-	-	-	607,844
Revenue Fund	-	664,184	749,960	425,570	-	-	-	-	-	1,839,714
Deposits	8,302	-	-	-	-	-	-	-	-	8,302
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	16,066,939	-	16,066,939
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	730,440	730,440
Amount To Be Provided	-	-	-	-	-	-	-	-	21,154,560	21,154,560
TOTAL ASSETS	**$ 710,039**	**$ 805,713**	**$ 1,010,820**	**$ 652,670**	**$ 98**	**$ 349**	**$ 465,929**	**$ 16,066,939**	**$ 21,885,000**	**$ 41,597,557**
LIABILITIES										
Accounts Payable	$ 3,191	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,191
Bonds Payable	-	-	-	-	-	-	-	-	21,885,000	21,885,000
Due To Other Funds	-	-	7,116	-	-	-	13,682	-	-	20,798
TOTAL LIABILITIES	**3,191**	**-**	**7,116**	**-**	**-**	**-**	**13,682**	**-**	**21,885,000**	**21,908,989**
FUND BALANCES										
Restricted for:										
Debt Service	-	805,713	1,003,704	652,670	-	-	-	-	-	2,462,087
Capital Projects	-	-	-	-	98	349	452,247	-	-	452,694
Assigned to:										
Operating Reserves	100,000	-	-	-	-	-	-	-	-	100,000
Unassigned:	606,848	-	-	-	-	-	-	16,066,939	-	16,673,787
TOTAL FUND BALANCES	**706,848**	**805,713**	**1,003,704**	**652,670**	**98**	**349**	**452,247**	**16,066,939**	**-**	**19,688,568**
TOTAL LIABILITIES & FUND BALANCES	**$ 710,039**	**$ 805,713**	**$ 1,010,820**	**$ 652,670**	**$ 98**	**$ 349**	**$ 465,929**	**$ 16,066,939**	**$ 21,885,000**	**$ 41,597,557**

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Tax Collector	$ -	$ 4,030	$ 4,030	0.00%
Special Assmnts- Tax Collector	1,070,493	1,067,894	(2,599)	99.76%
Access Keys	-	225	225	0.00%
TOTAL REVENUES	**1,070,493**	**1,072,149**	**1,656**	**100.15%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	4,200	7,800	35.00%
ProfServ-Trustee Fees	12,300	8,297	4,003	67.46%
Disclosure Report	12,600	7,350	5,250	58.33%
District Counsel	7,500	15,297	(7,797)	203.96%
District Engineer	5,000	2,688	2,312	53.76%
District Manager	41,200	23,333	17,867	56.63%
Accounting Services	9,270	3,938	5,332	42.48%
Auditing Services	8,100	9,200	(1,100)	113.58%
Website Compliance	1,500	2,080	(580)	138.67%
Postage, Phone, Faxes, Copies	2,000	11	1,989	0.55%
Public Officials Insurance	3,067	24,892	(21,825)	811.61%
Legal Advertising	2,000	3,631	(1,631)	181.55%
Bank Fees	300	-	300	0.00%
Website Hosting	600	-	600	0.00%
Website Administration	1,500	99	1,401	6.60%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	675	792	(117)	117.33%
Total Administration	119,812	105,808	14,004	88.31%
Utility Services				
Utility - Electric	170,000	112,495	57,505	66.17%
Electricity-Office Bldg	20,000	-	20,000	0.00%
Total Utility Services	190,000	112,495	77,505	59.21%
Water-Sewer Comb Services				
Utility - Water	10,000	6,578	3,422	65.78%
Total Water-Sewer Comb Services	10,000	6,578	3,422	65.78%

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Waterway Management	13,419	8,705	4,714	64.87%
Insurance -Property & Casualty	25,000	35,000	(10,000)	140.00%
R&M-Mulch	52,000	22,000	30,000	42.31%
Landscape Maintenance	220,000	135,791	84,209	61.72%
R&M-Hardscape Cleaning	7,500	-	7,500	0.00%
Plant Replacement Program	25,000	-	25,000	0.00%
Landscape- Storm Clean Up & Tree Removal	2,500	5,520	(3,020)	220.80%
Miscellaneous Maintenance	14,000	4,636	9,364	33.11%
Irrigation Maintenance	20,000	57,840	(37,840)	289.20%
Total Other Physical Environment	379,419	269,492	109,927	71.03%
Maintenance: Other				
Payroll - Amenities	113,100	58,089	55,011	51.36%
Payroll Taxes	50,859	18,434	32,425	36.25%
Fire Alarm Monitoring	1,000	-	1,000	0.00%
Management Services	39,603	18,000	21,603	45.45%
Pest Control	1,000	360	640	36.00%
Contracts-Security Camera	12,000	-	12,000	0.00%
Contracts-Pools	22,500	11,250	11,250	50.00%
Janitorial Services	21,000	12,279	8,721	58.47%
R&M-General	4,000	-	4,000	0.00%
R&M-Court Maintenance	2,500	150	2,350	6.00%
R&M-Gate	1,500	-	1,500	0.00%
R&M-Pools	2,000	1,300	700	65.00%
R&M-Fitness Equipment	3,000	1,873	1,127	62.43%
R&M-Pressure Washing	2,600	-	2,600	0.00%
Facility A/C & Heating Maintenance & Repair	2,000	-	2,000	0.00%
Lighting Repairs & Maintenance	1,000	-	1,000	0.00%
R&M-Security Cameras	1,000	-	1,000	0.00%
Trash Services	2,000	2,656	(656)	132.80%
Landscape Miscellaneous	3,500	8,295	(4,795)	237.00%
Building Maintenance & Repairs	4,500	-	4,500	0.00%
Misc-Access Cards	2,100	-	2,100	0.00%
Holiday Decoration	10,000	6,500	3,500	65.00%
Special Events	2,500	-	2,500	0.00%
Cleaning Supplies	1,000	-	1,000	0.00%
Furniture	3,000	-	3,000	0.00%
Capital Reserve	50,000	50,000	-	100.00%
Total Maintenance: Other	359,262	189,186	170,076	52.66%

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Road and Street Facilities				
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Total Road and Street Facilities	2,000	-	2,000	0.00%
Parks and Recreation				
Park Facility Management	10,000	7,700	2,300	77.00%
Total Parks and Recreation	10,000	7,700	2,300	77.00%
TOTAL EXPENDITURES	**1,070,493**	**691,259**	**379,234**	**64.57%**
Excess (deficiency) of revenues Over (under) expenditures	-	380,890	380,890	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**325,958**		
FUND BALANCE, ENDING		**$ 706,848**		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2018 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 15,061	$ 15,061	0.00%
Special Assmnts- Tax Collector	547,075	556,036	8,961	101.64%
TOTAL REVENUES	**547,075**	**571,097**	**24,022**	**104.39%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	170,000	170,000	-	100.00%
Interest Expense	377,075	191,938	185,137	50.90%
Total Debt Service	547,075	361,938	185,137	66.16%
TOTAL EXPENDITURES	**547,075**	**361,938**	**185,137**	**66.16%**
Excess (deficiency) of revenues Over (under) expenditures	-	209,159	209,159	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**596,554**		
FUND BALANCE, ENDING		**$ 805,713**		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2020 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 17,872	$ 17,872	0.00%
Special Assmnts- Tax Collector	515,825	513,863	(1,962)	99.62%
TOTAL REVENUES	**515,825**	**531,735**	**15,910**	**103.08%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	200,000	20,000	180,000	10.00%
Interest Expense	315,825	148,003	167,822	46.86%
Total Debt Service	515,825	168,003	347,822	32.57%
TOTAL EXPENDITURES	**515,825**	**168,003**	**347,822**	**32.57%**
Excess (deficiency) of revenues Over (under) expenditures	-	363,732	363,732	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**639,972**		
FUND BALANCE, ENDING		**$ 1,003,704**		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2023 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 9,723	$ 9,723	0.00%
Special Assmnts- Tax Collector	419,850	420,229	379	100.09%
TOTAL REVENUES	**419,850**	**429,952**	**10,102**	**102.41%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	110,000	-	110,000	0.00%
Interest Expense	309,850	156,025	153,825	50.36%
Total Debt Service	419,850	156,025	263,825	37.16%
TOTAL EXPENDITURES	**419,850**	**156,025**	**263,825**	**37.16%**
Excess (deficiency) of revenues Over (under) expenditures	-	273,927	273,927	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(1,301)	(1,301)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(1,301)**	**(1,301)**	**0.00%**
Net change in fund balance	$ -	$ 272,626	$ 272,626	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**380,044**		
FUND BALANCE, ENDING		**$ 652,670**		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2018 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**98**		
FUND BALANCE, ENDING		**$ 98**		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2020 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**349**		
FUND BALANCE, ENDING		**$ 349**		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2023 Capital Project Funds (302)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 10,843	$ 10,843	0.00%
TOTAL REVENUES	**-**	**10,843**	**10,843**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	10,843	10,843	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	1,301	1,301	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**1,301**	**1,301**	**0.00%**
Net change in fund balance	$ -	$ 12,144	$ 12,144	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**440,103**		
FUND BALANCE, ENDING		**$ 452,247**		

Bank Account Statement

CYPRESS MILL CDD

Bank Account No.	8876		
Statement No.	04-25	**Statement Date**	04/30/2025

G/L Account No. 101001 Balance	700,315.42	**Statement Balance**	761,513.21
		Outstanding Deposits	14,899.83
Positive Adjustments	0.00	**Subtotal**	776,413.04
Subtotal	700,315.42	**Outstanding Checks**	-76,097.62
Negative Adjustments	0.00	**Ending Balance**	700,315.42
Ending G/L Balance	700,315.42		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025		JE000850	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	18,590.95	18,590.95	0.00
04/25/2025		JE000914	Interest - Tax Collector	Tax Collector Interest	554.56	554.56	0.00
04/10/2025		JE000915	Access Keys	Clubhouse Keys	225.00	225.00	0.00
Total Deposits					19,370.51	19,370.51	0.00
Checks							
							0.00
03/14/2025	Payment	1844	JASON ROBARE	Check for Vendor V00040	-200.00	-200.00	0.00
03/25/2025	Payment	100093	STRALEY ROBIN VERICKER	Inv: 26262	-2,273.49	-2,273.49	0.00
03/25/2025	Payment	100096	WITT FENCE CO INC	Inv: 6610	-1,300.00	-1,300.00	0.00
03/31/2025	Payment	100097	JNJ CLEANING SERVICES	Inv: 0521	-1,190.00	-1,190.00	0.00
03/31/2025	Payment	100098	FLOCK GROUP INC	Inv: INV-60861	-7,250.00	-7,250.00	0.00
04/03/2025	Payment	100099	SITEX AQUATICS LLC	Inv: 9825-B	-1,065.00	-1,065.00	0.00
04/03/2025	Payment	100100	GRAU AND ASSOCIATES	Inv: 27169	-7,600.00	-7,600.00	0.00
04/03/2025	Payment	100101	INFRAMARK LLC	Inv: 147049	-4,945.83	-4,945.83	0.00
04/03/2025	Payment	100102	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11035	-18,271.00	-18,271.00	0.00
04/08/2025	Payment	1847	CYPRESS MILL CDD	Check for Vendor V00023	-10,829.82	-10,829.82	0.00
04/09/2025	Payment	100103	COMPLETE I.T CORP	Inv: 16102, Inv: 15895	-679.00	-679.00	0.00
04/10/2025	Payment	100104	REPCO L&O PEST CONTROL	Inv: 219499	-120.00	-120.00	0.00
04/14/2025	Payment	300027	BOCC ACH	Inv: 032525-6494	-841.43	-841.43	0.00
04/15/2025	Payment	1849	JASON ROBARE	Payment of Invoice 001385	-200.00	-200.00	0.00
04/15/2025	Payment	1850	JOHN STEVEN ZANIKOS	Payment of Invoice 001384	-200.00	-200.00	0.00

Bank Account Statement

CYPRESS MILL CDD

Bank Account No. 8876
Statement No. 04-25 **Statement Date** 04/30/2025

04/24/2025	Payment	100108	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11389	-7,700.00	-7,700.00	0.00
04/24/2025	Payment	100109	JNJ CLEANING SERVICES	Inv: 0533	-290.00	-290.00	0.00
04/25/2025	Payment	300029	TECO ACH	Inv: 040725-1113	-1,119.12	-1,119.12	0.00
04/25/2025	Payment	300030	TECO ACH	Inv: 040725-3471	-27.87	-27.87	0.00
04/25/2025	Payment	300031	TECO ACH	Inv: 040725-7103	-184.48	-184.48	0.00
04/18/2025	Payment	300038	TECO ACH	Inv: 040425-5825 ACH	-11,544.92	-11,544.92	0.00
04/24/2025	Payment	300039	WASTE MANAGEMENT - ACH	Inv: 0140399-2206-8	-686.39	-686.39	0.00
04/28/2025	Payment	DD193	TECO ACH	Payment of Invoice 001395	-1,605.65	-1,605.65	0.00
Total Checks					-80,124.00	-80,124.00	0.00

Adjustments

Total Adjustments

Outstanding Checks

02/06/2025	Payment	300005	TECO ACH	Inv: 010825-9291 ACH	-2,874.04
02/06/2025	Payment	300006	TECO ACH	Inv: 010825-3471 ACH	-28.38
02/06/2025	Payment	300007	TECO ACH	Inv: 010825-7103 ACH	-180.62
02/06/2025	Payment	300008	TECO ACH	Inv: 010825-1113 ACH	-1,133.22
02/06/2025	Payment	300009	TECO ACH	Inv: 010725-5825	-11,517.84
01/01/2025		JE000814	Prepaid Items	Rev DD153 Adjustment	-0.50
03/27/2025	Payment	300026	TECO ACH	Inv: 030725-9291	-2,874.04
04/15/2025	Payment	100105	HOMERIVER GROUP	Inv: 221003	-13,277.89
04/15/2025	Payment	100106	SPEAREM ENTERPRISES	Inv: 6201	-150.00
04/15/2025	Payment	1848	HAROLD ANTHONY SEABROOK	Payment of Invoice 001383	-200.00
04/24/2025	Payment	100107	SUNCOAST POOL SERVICE	Inv: 10975, Inv: 10918, Inv: 10857	-5,625.00
04/24/2025	Payment	100110	PHANTOM FITNESS SERVICES	Inv: 04152025-CMR	-1,458.60
04/25/2025	Payment	300028	TECO ACH	Inv: 040725-9291	-2,698.63
04/28/2025	Payment	100111	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11474, Inv: SA-11476, Inv: SA-11484	-30,295.00
04/29/2025	Payment	300032	BOCC ACH	Inv: 042325-6494	-1,116.48
04/30/2025	Payment	100112	STRALEY ROBIN VERICKER	Inv: 26423-1	-2,253.00
04/30/2025	Payment	100113	PHANTOM FITNESS SERVICES	Inv: INV02262025-CM	-414.38
Total Outstanding Checks					-76,097.62

Outstanding Deposits

02/01/2025	JE000802	Rev Bank rec Adj JE for Jan	11,217.08
02/01/2025	JE000804	Rev Bank rec Adj JE for Jan	26.77
02/01/2025	JE000806	Rev Bank rec Adj JE for Jan	141.19

Bank Account Statement

CYPRESS MILL CDD

Bank Account No.	8876		
Statement No.	04-25	**Statement Date**	04/30/2025

02/01/2025	JE000808	Rev Bank rec Adj JE for Jan	640.75
02/01/2025	JE000810	Rev Bank rec Adj JE for Jan	2,874.04
Total Outstanding Deposits			14,899.83

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100099	04/03/25	SITEX AQUATICS LLC	9825-B	pond aquatic maint March 2025	AQUATIC MAINT.	531085-53908	$1,065.00
001	100100	04/03/25	GRAU AND ASSOCIATES	27169	audit fy 09302024	audit fye 09/30/2024	532002-51301	$7,600.00
001	100101	04/03/25	INFRAMARK LLC	147049	management contract April 2025	ACCT SVCS	532001-51301	$562.50
001	100101	04/03/25	INFRAMARK LLC	147049	management contract April 2025	DISSEMINATION SVCS	531142-51301	$1,050.00
001	100101	04/03/25	INFRAMARK LLC	147049	management contract April 2025	DIST MGMT	531150-51301	$3,333.33
001	100102	04/03/25	STEADFAST CONTRACTORS ALLIANCE	SA-11035	monthly landscaping March 2025	LANDSCAPE MAINT	546300-53908	$18,271.00
001	100103	04/09/25	COMPLETE I.T CORP	16102	email account per month contract	email account 30GB	549936-53908	$99.00
001	100103	04/09/25	COMPLETE I.T CORP	15895	email account 300gb email set up	email set up	534397-53908	$580.00
001	100104	04/10/25	REPCO L&O PEST CONTROL	219499	quarterly pest control April 2025	PEST SERVICE	531170-53970	$120.00
001	100105	04/15/25	HOMERIVER GROUP	221003	ONISITE CLUBHOUSE PAYMENT March 2025	PAYROLL	512305-53970	$7,311.75
001	100105	04/15/25	HOMERIVER GROUP	221003	ONISITE CLUBHOUSE PAYMENT March 2025	payroll on site management	521004-57201	$2,966.14
001	100105	04/15/25	HOMERIVER GROUP	221003	ONISITE CLUBHOUSE PAYMENT March 2025	clubhouse management March 2025	531093-57201	$3,000.00
001	100106	04/15/25	SPEAREM ENTERPRISES	6201	dog station empty 2.16-3.16.25	DOG WASTE STATIONS	531155-53908	$150.00
001	100107	04/24/25	SUNCOAST POOL SERVICE	10857	vacum bottom of pool /removal of debris	POOL SERVICE	534078-57201	$1,875.00
001	100107	04/24/25	SUNCOAST POOL SERVICE	10918	Feb monthly pool vendor	POOL SERVICE	534078-57201	$1,875.00
001	100107	04/24/25	SUNCOAST POOL SERVICE	10975	Mar 2025 pool service	POOL SERVICE	534078-57201	$1,875.00
001	100108	04/24/25	STEADFAST CONTRACTORS ALLIANCE	SA-11389	tree trimming throughout the community April 2025	LANDSCAPE MAINT	546300-53908	$7,700.00
001	100109	04/24/25	JNJ CLEANING SERVICES	0533	last invoice per Chris Shelton April 2025	AMENITY CLEANING	53800-53908	$290.00
001	100110	04/24/25	PHANTOM FITNESS SERVICES	04152025-CMR	labor of equipment from workout	repair of exercise equipment	546115-57201	$1,458.60
001	100111	04/28/25	STEADFAST CONTRACTORS ALLIANCE	SA-11484	landscape enhancement April 2025	LANDSCAPE MAINT	546923-53908	$3,430.00
001	100111	04/28/25	STEADFAST CONTRACTORS ALLIANCE	SA-11476	new mujlch to the blvd central park April 2025	LANDSCAPE MAINT mulch	546059-53908	$22,000.00
001	100111	04/28/25	STEADFAST CONTRACTORS ALLIANCE	SA-11474	install jasmine April 2025	LANDSCAPE MAINT	546923-53908	$4,865.00
001	100112	04/30/25	STRALEY ROBIN VERICKER	26423-1	legal services Fence encroachment review March 2025	PROFESSIONAL SERVICES	531146-51401	$2,253.00
001	100113	04/30/25	PHANTOM FITNESS SERVICES	INV02262025-CM	treadmill lubricated and tested Feb 2025	treadmill lubricated Feb 2025	546115-57201	$414.38
001	1848	04/15/25	HAROLD ANTHONY SEABROOK	HS 041025	BOARD 4/10/25	Cash in Transit	103200-51101	$200.00
001	1849	04/15/25	JASON ROBARE	JR 041025	BOARD 4/10/25	Supervisor Fees	511100-51101	$200.00
001	1850	04/15/25	JOHN STEVEN ZANIKOS	JZ 041025	BOARD 4/10/25	Supervisor Fees	511100-51101	$200.00
001	300027	04/14/25	BOCC ACH	032525-6494	water sewage 3.25.25 to 4.15.25	WATER	543018-53600	$841.43
001	300029	04/25/25	TECO ACH	040725-1113	teco 4.7.25- 4.28.25	ELECTRIC	543041-53150	$1,119.12
001	300030	04/25/25	TECO ACH	040725-3471	teco 4.7.25- 4.28.25	ELECTRIC	543041-53150	$27.87
001	300031	04/25/25	TECO ACH	040725-7103	teco 4.7.25- 4.28.25	ELECTRIC	543041-53150	$184.48
001	300032	04/29/25	BOCC ACH	042325-6494	water sewage 4.23.25 to May 14 2025	WATER	543018-53600	$1,116.48
001	300038	04/18/25	TECO ACH	040425-5825 ACH	ELECTRIC	Utility - Electric	543041-53150	$11,544.92
001	300039	04/24/25	WASTE MANAGEMENT - ACH	0140399-2206-8	ELECTRIC	Utility - Electric	543041-53150	$686.39
001	DD193	04/28/25	TECO ACH	040725-9291	teco 4.7.25- 4.28.25	ELECTRIC	543041-53150	$2,698.63
001	DD193	04/28/25	TECO ACH	2022	Credit Memo 000022	Utility - Electric	543041-53150	($1,092.98)
							Fund Total	**$111,871.04**
SERIES 2018 DEBT SERVICE FUND - 200								
200	1847	04/08/25	CYPRESS MILL CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2018- FY 25 TAX DIST ID DIST 719	103200	$4,041.11
							Fund Total	**$4,041.11**
SERIES 2020 DEBT SERVICE FUND - 201								
201	1847	04/08/25	CYPRESS MILL CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2020 FY25 TAX DIST ID 719	103200	$3,734.61
							Fund Total	**$3,734.61**

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SERIES 2023 DEBT SERVICE FUND - 202								
202	1847	04/08/25	CYPRESS MILL CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2023 FY25 TAX DIST ID 719	103200	$3,054.10
							Fund Total	**$3,054.10**
							Total Checks Paid	**$122,700.86**