

**Cypress Mill  
Community Development District**

**July 10, 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**

Agenda Page 2

- Anthony Seabrook, Chairperson
- Jason Robare, Vice Chairperson
- John Zankos, 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, July 10, 2025 – 9:30 a.m.

**Teams Meeting Information**

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

**[Join the meeting now](#)**

*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 the Adoption of the Fiscal Year 2026 Budget**
  - A. Discussion of FY2026 Budget**
  - B. Consideration of Resolution 2025-06; Adopting the Fiscal Year 2026**
  - C. Consideration of Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2026**
- 4. Staff Reports**
  - A. District Counsel
    - i. Food Truck Agreement
  - B. District Manager
  - C. Field Manager
    - i. Field Inspection Report – June 2025 - Steadfast
    - ii. Estimate #45300 from Pro Playgrounds for Replacement Shade
    - iii. Estimate #318 from Shady Sails for Shade Sail and Intallation
  - D. District Engineer
- 5. Business Items**
- 6. Consent Agenda**
  - A. Consideration of Board of Supervisors' Minutes of the June 12, 2025 Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures for May 2025
  - C. Acceptance of the Financials and Approval of the Check Register as of May 31, 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, August 14, 2025 at 9:30 a.m.

**District Office:**

Inframark, Community Management Services  
11555 Heron Bay Blvd, Suite 201  
Coral Springs, Florida 33076  
954-603-0033

**Meeting Location:**

Inframark  
2005 Pan Am Circle  
Tampa, Florida 33607

<https://www.cypressmillcdd.com/>

## **Third Order of Business**

**3A.**

**Cypress Mill**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Approved Preliminary Budget May 8, 2025

Prepared by:



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**Cypress Mill**  
Community Development District

**Operating Budget**  
Fiscal Year 2026

**Cypress Mill**  
Community Development District

**General Fund**

**Summary of Revenues, Expenditures and Changes in Fund Balances**

General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2025	3/31/25	10/1/2025	FY 2025	Budget	FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 3,475	\$ -	\$ 3,475	0%	\$ -
Operations & Maintenance Assmts - On Roll	1,070,493	1,053,588	16,905	1,070,493	0%	1,070,562
Special Assmts- CDD Collected	-	-	-	-	0%	-
Developer Contributions	-	-	-	-	0%	-
<b>TOTAL REVENUES</b>	<b>\$ 1,070,493</b>	<b>\$1,057,063</b>	<b>\$ 16,905</b>	<b>\$ 1,073,968</b>		<b>\$ 1,070,562</b>
<b>EXPENDITURES</b>						
<b>Financial and Administrative</b>						
Supervisor Fees	\$ 12,000	\$ 3,600	\$ 3,660	\$ 7,260	-40%	\$ 24,000
District Management	41,200	20,000	20,331	40,331	-2%	42,436
Accounting Services	9,270	3,375	5,895	9,270	0%	9,270
Dissemination Agent/Reporting	12,600	6,300	6,300	12,600	0%	12,600
District Engineer	5,000	2,688	2,312	5,000	0%	5,000
District Counsel	7,500	10,791	-	10,791	44%	7,500
Trustees Fees	12,300	8,297	4,003	12,300	0%	12,300
Auditing Services	8,100	1,000	7,100	8,100	0%	8,100
Postage, Phone, Faxes, Copies	2,000	11	1,989	2,000	0%	2,000
Legal Advertising	2,000	3,563	-	3,563	78%	2,000
Bank Fees	300	-	300	300	0%	300
Dues, Licenses & Fees	675	792	805	1,597	137%	792
Onsite Office Supplies	200	-	200	200	0%	200
Website ADA Compliance	1,000	2,080	-	2,080	108%	1,500
<b>Total Financial and Administrative</b>	<b>\$ 116,245</b>	<b>\$ 62,497</b>	<b>\$ 54,995</b>	<b>\$ 117,492</b>		<b>\$ 130,098</b>
<b>Insurance</b>						
Public Officials Insurance	3,067	24,892	25,305	50,197	1537%	25,000
Property & Casualty Insurance	25,000	35,000	35,580	70,580	182%	35,000
Deductible	-	-	-	-	0%	-
<b>Total Insurance</b>	<b>\$ 28,067</b>	<b>\$ 59,892</b>	<b>\$ 60,885</b>	<b>\$ 120,777</b>		<b>\$ 60,000</b>
<b>Utility Services</b>						
Electric Utility Services	\$ 170,000	\$ 121,993	\$ 48,007	\$ 170,000	0%	\$ 170,000
Electricity-Office Bldg	20,000	-	-	-	-100%	-
Water/Waste	10,000	5,461	4,539	10,000	0%	10,000
<b>Total Utility Services</b>	<b>\$ 200,000</b>	<b>\$ 127,454</b>	<b>\$ 52,546</b>	<b>\$ 180,000</b>		<b>\$ 180,000</b>
<b>Maintenance Other:</b>						
Payroll - Amenities	\$ 113,100	\$ 50,777	\$ 51,619	\$ 102,396	-9%	\$ 113,536
Payroll Taxes	50,859	15,468	15,724	31,192	-39%	42,009
Fire Alarm Monitoring	1,000	-	1,000	1,000	0%	1,000
Management Services	39,603	15,000	15,249	30,249	-24%	36,000
Amenity Pest Control	1,000	240	760	1,000	0%	1,000
Sidewalk, Pavement, Signage R&M	2,000	-	2,000	2,000	0%	2,000



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2026 Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>		<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>April-</b>	<b>PROJECTED</b>	<b>% +/-</b>	<b>BUDGET</b>
	<b>FY 2025</b>	<b>3/31/25</b>	<b>10/1/2025</b>	<b>FY 2025</b>	<b>Budget</b>	<b>FY 2026</b>
Miscellaneous Maintenance	14,000	4,636	9,364	14,000	0%	14,000
Park Facility Management	10,000	7,500	2,500	10,000	0%	10,000
Contracts-Security Camera	12,000	-	12,000	12,000	0%	12,000
Contracts-Pools	22,500	5,625	16,875	22,500	0%	22,500
Janitorial Services	21,000	11,782	11,977	23,759	13%	-
R&M-General	4,000	-	4,000	4,000	0%	4,000
R&M-Court Maintenance	2,500	150	2,350	2,500	0%	2,500
R&M-Gate	1,500	-	1,500	1,500	0%	1,500
R&M-Pools	2,000	-	2,000	2,000	0%	2,000
R&M-Fitness Equipment	3,000	-	-	-	-100%	5,000
R&M-Pressure Washing	2,600	-	2,600	2,600	0%	2,600
Facility A/C & Heating Maintenance & Repair	2,000	-	-	-	-100%	5,000
Lighting Repairs & Maintenance	1,000	-	1,000	1,000	0%	1,000
R&M-Security Cameras	1,000	-	1,000	1,000	0%	1,000
Trash Services	2,000	2,656	2,700	5,356	168%	2,500
Landscape Miscellaneous	3,500	-	3,500	3,500	0%	3,500
Building Maintenance & Repairs	4,500	-	4,500	4,500	0%	4,500
Misc-Access Cards	2,100	-	2,100	2,100	0%	2,100
Holiday Decoration	10,000	6,500	3,500	10,000	0%	10,000
Special Events	2,500	-	2,500	2,500	0%	2,500
Cleaning Supplies	1,000	-	-	-	-100%	3,500
Furniture	3,000	-	-	-	-100%	5,000
Capital Reserve	50,000	-	50,000	50,000	0%	50,000
<b>Total Amenity</b>	<b>\$ 385,262</b>	<b>\$ 120,334</b>	<b>\$ 222,318</b>	<b>\$ 342,652</b>		<b>\$ 362,245</b>
<b>Landscape and Pond Maintenance</b>						
Landscape Maintenance - Contract	\$ 220,000	\$ 91,355	\$ 128,645	\$ 220,000	0%	\$ 220,000
Landscaping - Mulch	52,000	-	52,000	52,000	0%	52,000
Landscaping - Plant Replacement Program	25,000	-	25,000	25,000	0%	25,000
R&M-Hardscape Cleaning	7,500	-	7,500	7,500	0%	7,500
Landscape- Storm Clean Up & Tree Removal	2,500	55,808	56,733	112,541	4402%	5,000
Irrigation Maintenance	20,000	5,520	14,480	20,000	0%	20,000
Waterway Management Program	13,419	6,575	6,844	13,419	0%	13,419
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 340,419</b>	<b>\$ 159,258</b>	<b>\$ 291,202</b>	<b>\$ 450,460</b>		<b>\$ 342,919</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,069,993</b>	<b>\$ 529,435</b>	<b>\$ 681,946</b>	<b>\$ 1,211,381</b>		<b>\$ 1,075,262</b>
Excess (deficiency) of revenues	\$ 500	\$ 527,628	\$ (665,041)	\$ (137,413)		\$ (4,700)
Net change in fund balance	\$ 500	\$ 527,628	\$ (665,041)	\$ (137,413)		\$ (4,700)
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 273,544</b>	<b>\$ 273,544</b>	<b>\$ 801,172</b>	<b>\$ 273,544</b>		<b>\$ 136,131</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 274,044</b>	<b>\$ 801,172</b>	<b>\$ 136,131</b>	<b>\$ 136,131</b>		<b>\$ 131,431</b>

**Exhibit "A"**  
Allocation of Fund Balances

<b>FISCAL YEAR 2025 RESERVE FUND ANALYSIS</b>
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Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$ 274,044
Less: Forecasted Surplus/(Deficit) as of 9/30/2025	(137,413)

<b>Estimated Funds Available - 9/30/2025</b>	<b>136,631</b>
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<b>FISCAL YEAR 2026 RESERVE FUND ANALYSIS</b>
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Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$ 136,631
Less: First Quarter Operating Reserve	(268,815) <sup>(1)</sup>
Less: Designated Reserves for Capital Projects	
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	(4,700)

<b>Estimated Remaining Undesignated Cash as of 9/30/2026</b>	<b>(136,884)</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

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

**Onsite Staff**

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

**District Management**

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

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
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**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

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

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

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

**District Engineer**

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

**District Counsel**

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

**Trustee Fees**

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

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
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**Financial and Administrative** (continued)

**Auditing Services**

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

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

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

**Bank Fees**

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

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

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

**Website ADA Compliance**

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

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
---------------------

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

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

**Property & Casualty Insurance**

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

**Deductible**

District's share of expenses for insured property when a claim is filed.

<b>EXPENDITURES</b>
---------------------

**Utility Services**

**Electric Utility Services**

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

**Streetlights**

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

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Gas**

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

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
---------------------

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

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

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

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

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES**

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

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

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.



**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

**EXPENDITURES**

**Contingency/Reserves**

**Contingency**

Funds set aside for projects, as determined by the district's board.

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

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

## **Cypress Mill**

Community Development District

### **Debt Service Budgets**

Fiscal Year 2026

**Series 2020 Bonds**  
Fiscal Year 2026 Budget

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	515,125
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>515,125</b>
<b>EXPENDITURES</b>		
Series 2020 June Bond Interest Payment	\$	156,600
Series 2020 June Bond Principal Payment	\$	205,000
Series 2020 December Bond Interest Payment	\$	153,525
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>515,125</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 12/15/2025	\$	8,160,000
Principal Payment Applied Toward Series 2020 Bonds	\$	205,000
<b>Bonds Outstanding - Period Ending 12/15/2026</b>	<b>\$</b>	<b>7,955,000</b>

**Cypress Mill****Community Development District****2020 Debt Service Fund**

**Cypress Mill Community Development District  
Special Assessment Bonds, Series 2020 (Assessment Area Two Project)**

<b>Period Ending</b>	<b>Bond Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
6/15/2020	\$ 9,110,000			\$ 83,595	\$ 83,595
12/15/2020	\$ 9,110,000			\$ 169,069	\$ 169,069
6/15/2021	\$ 8,930,000	\$ 180,000	2.63%	\$ 169,069	\$ 349,069
12/15/2021	\$ 8,930,000			\$ 166,706	\$ 166,706
6/15/2022	\$ 8,745,000	\$ 185,000	2.63%	\$ 166,706	\$ 351,706
12/15/2022	\$ 8,745,000			\$ 164,278	\$ 164,278
6/15/2023	\$ 8,555,000	\$ 190,000	2.63%	\$ 164,278	\$ 354,278
12/15/2023	\$ 8,555,000			\$ 161,784	\$ 161,784
6/15/2024	\$ 8,360,000	\$ 195,000	2.63%	\$ 161,784	\$ 356,784
12/15/2024	\$ 8,360,000			\$ 159,225	\$ 159,225
6/15/2025	\$ 8,160,000	\$ 200,000	2.63%	\$ 159,225	\$ 359,225
12/15/2025	\$ 8,160,000			\$ 156,600	\$ 156,600
6/15/2026	\$ 7,955,000	\$ 205,000	3.00%	\$ 156,600	\$ 361,600
12/15/2026	\$ 7,955,000			\$ 153,525	\$ 153,525
6/15/2027	\$ 7,745,000	\$ 210,000	3.00%	\$ 153,525	\$ 363,525
12/15/2027	\$ 7,745,000			\$ 150,375	\$ 150,375
6/15/2028	\$ 7,530,000	\$ 215,000	3.00%	\$ 150,375	\$ 365,375
12/15/2028	\$ 7,530,000			\$ 147,150	\$ 147,150
6/15/2029	\$ 7,305,000	\$ 225,000	3.00%	\$ 147,150	\$ 372,150
12/15/2029	\$ 7,305,000			\$ 143,775	\$ 143,775
6/15/2030	\$ 7,075,000	\$ 230,000	3.00%	\$ 143,775	\$ 373,775
12/15/2030	\$ 7,075,000			\$ 140,325	\$ 140,325
6/15/2031	\$ 6,840,000	\$ 235,000	3.00%	\$ 140,325	\$ 375,325
12/15/2031	\$ 6,840,000			\$ 136,800	\$ 136,800
6/15/2032	\$ 6,595,000	\$ 245,000	4.00%	\$ 136,800	\$ 381,800
12/15/2032	\$ 6,595,000			\$ 131,900	\$ 131,900
6/15/2033	\$ 6,340,000	\$ 255,000	4.00%	\$ 131,900	\$ 386,900
12/15/2033	\$ 6,340,000			\$ 126,800	\$ 126,800
6/15/2034	\$ 6,075,000	\$ 265,000	4.00%	\$ 126,800	\$ 391,800
12/15/2034	\$ 6,075,000			\$ 121,500	\$ 121,500
6/15/2035	\$ 5,800,000	\$ 275,000	4.00%	\$ 121,500	\$ 396,500
12/15/2035	\$ 5,800,000			\$ 116,000	\$ 116,000
6/15/2036	\$ 5,510,000	\$ 290,000	4.00%	\$ 116,000	\$ 406,000
12/15/2036	\$ 5,510,000			\$ 110,200	\$ 110,200
6/15/2037	\$ 5,210,000	\$ 300,000	4.00%	\$ 110,200	\$ 410,200
12/15/2037	\$ 5,210,000			\$ 104,200	\$ 104,200
6/15/2038	\$ 4,900,000	\$ 310,000	4.00%	\$ 104,200	\$ 414,200
12/15/2038	\$ 4,900,000			\$ 98,000	\$ 98,000
6/15/2039	\$ 4,575,000	\$ 325,000	4.00%	\$ 98,000	\$ 423,000
12/15/2039	\$ 4,575,000			\$ 91,500	\$ 91,500
6/15/2040	\$ 4,235,000	\$ 340,000	4.00%	\$ 91,500	\$ 431,500
12/15/2040	\$ 4,235,000			\$ 84,700	\$ 84,700
6/15/2041	\$ 3,885,000	\$ 350,000	4.00%	\$ 84,700	\$ 434,700
12/15/2041	\$ 3,885,000			\$ 77,700	\$ 77,700
6/15/2042	\$ 3,520,000	\$ 365,000	4.00%	\$ 77,700	\$ 442,700

**Cypress Mill****Community Development District****2020 Debt Service Fund**

<b>Period Ending</b>	<b>Bond Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
12/15/2042	\$ 3,520,000			\$ 70,400	\$ 70,400
6/15/2043	\$ 3,140,000	\$ 380,000	4.00%	\$ 70,400	\$ 450,400
12/15/2043	\$ 3,140,000			\$ 62,800	\$ 62,800
6/15/2044	\$ 2,745,000	\$ 395,000	4.00%	\$ 62,800	\$ 457,800
12/15/2044	\$ 2,745,000			\$ 54,900	\$ 54,900
6/15/2045	\$ 2,330,000	\$ 415,000	4.00%	\$ 54,900	\$ 469,900
12/15/2045	\$ 2,330,000			\$ 46,600	\$ 46,600
6/15/2046	\$ 1,900,000	\$ 430,000	4.00%	\$ 46,600	\$ 476,600
12/15/2046	\$ 1,900,000			\$ 38,000	\$ 38,000
6/15/2047	\$ 1,455,000	\$ 445,000	4.00%	\$ 38,000	\$ 483,000
12/15/2047	\$ 1,455,000			\$ 29,100	\$ 29,100
6/15/2048	\$ 990,000	\$ 465,000	4.00%	\$ 29,100	\$ 494,100
12/15/2048	\$ 990,000			\$ 19,800	\$ 19,800
6/15/2049	\$ 505,000	\$ 485,000	4.00%	\$ 19,800	\$ 504,800
12/15/2049	\$ 505,000			\$ 10,100	\$ 10,100
6/15/2050		\$ 505,000	4.00%	\$ 10,100	\$ 515,100
		<b>\$ 9,110,000</b>		<b>\$ 6,571,220</b>	<b>\$ 15,681,220</b>

**Series 2023 Bonds**  
Fiscal Year 2026 Budget

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	420,350
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>420,350</b>
<b>EXPENDITURES</b>		
Series 2023 May Bond Interest Payment	\$	153,825
Series 2023 May Bond Principal Payment	\$	115,000
Series 2023 November Bond Interest Payment	\$	151,525
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>420,350</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 11/1/2025	\$	6,365,000
Principal Payment Applied Toward Series 2023 Bonds	\$	115,000
<b>Bonds Outstanding - Period Ending 11/11/2026</b>	<b>\$</b>	<b>6,250,000</b>

**Cypress Mill****Community Development District****2023 Debt Service Fund**

**Cypress Mill Community Development District  
Special Assessment Bonds, Series 2023**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
11/1/2023	\$ 6,580,000			\$ 65,885	\$ 65,885
5/1/2024	\$ 6,580,000	\$ 105,000	4.000%	\$ 158,125	\$ 263,125
11/1/2024	\$ 6,475,000			\$ 156,025	\$ 156,025
5/1/2025	\$ 6,475,000	\$ 110,000	4.000%	\$ 156,025	\$ 266,025
11/1/2025	\$ 6,365,000			\$ 153,825	\$ 153,825
5/1/2026	\$ 6,365,000	\$ 115,000	4.000%	\$ 153,825	\$ 268,825
11/1/2026	\$ 6,250,000			\$ 151,525	\$ 151,525
5/1/2027	\$ 6,250,000	\$ 120,000	4.000%	\$ 151,525	\$ 271,525
11/1/2027	\$ 6,130,000			\$ 149,125	\$ 149,125
5/1/2028	\$ 6,130,000	\$ 125,000	4.000%	\$ 149,125	\$ 274,125
11/1/2028	\$ 6,005,000			\$ 146,625	\$ 146,625
5/1/2029	\$ 6,005,000	\$ 130,000	4.000%	\$ 146,625	\$ 276,625
11/1/2029	\$ 5,875,000			\$ 144,025	\$ 144,025
5/1/2030	\$ 5,875,000	\$ 135,000	4.000%	\$ 144,025	\$ 279,025
11/1/2030	\$ 5,740,000			\$ 141,325	\$ 141,325
5/1/2031	\$ 5,740,000	\$ 140,000	4.000%	\$ 141,325	\$ 281,325
11/1/2031	\$ 5,600,000			\$ 138,525	\$ 138,525
5/1/2032	\$ 5,600,000	\$ 145,000	4.000%	\$ 138,525	\$ 283,525
11/1/2032	\$ 5,455,000			\$ 135,625	\$ 135,625
5/1/2033	\$ 5,455,000	\$ 150,000	4.000%	\$ 135,625	\$ 285,625
11/1/2033	\$ 5,305,000			\$ 132,625	\$ 132,625
5/1/2034	\$ 5,305,000	\$ 160,000	5.000%	\$ 132,625	\$ 292,625
11/1/2034	\$ 5,145,000			\$ 128,625	\$ 128,625
5/1/2035	\$ 5,145,000	\$ 165,000	5.000%	\$ 128,625	\$ 293,625
11/1/2035	\$ 4,980,000			\$ 124,500	\$ 124,500
5/1/2036	\$ 4,980,000	\$ 175,000	5.000%	\$ 124,500	\$ 299,500
11/1/2036	\$ 4,805,000			\$ 120,125	\$ 120,125
5/1/2037	\$ 4,805,000	\$ 185,000	5.000%	\$ 120,125	\$ 305,125
11/1/2037	\$ 4,620,000			\$ 115,500	\$ 115,500
5/1/2038	\$ 4,620,000	\$ 195,000	5.000%	\$ 115,500	\$ 310,500
11/1/2038	\$ 4,425,000			\$ 110,625	\$ 110,625
5/1/2039	\$ 4,425,000	\$ 205,000	5.000%	\$ 110,625	\$ 315,625
11/1/2039	\$ 4,220,000			\$ 105,500	\$ 105,500
5/1/2040	\$ 4,220,000	\$ 215,000	5.000%	\$ 105,500	\$ 320,500
11/1/2040	\$ 4,005,000			\$ 100,125	\$ 100,125
5/1/2041	\$ 4,005,000	\$ 225,000	5.000%	\$ 100,125	\$ 325,125
11/1/2041	\$ 3,780,000			\$ 94,500	\$ 94,500
5/1/2042	\$ 3,780,000	\$ 235,000	5.000%	\$ 94,500	\$ 329,500
11/1/2042	\$ 3,545,000			\$ 88,625	\$ 88,625
5/1/2043	\$ 3,545,000	\$ 245,000	5.000%	\$ 88,625	\$ 333,625
11/1/2043	\$ 3,300,000			\$ 82,500	\$ 82,500
5/1/2044	\$ 3,300,000	\$ 260,000	5.000%	\$ 82,500	\$ 342,500
11/1/2044	\$ 3,040,000			\$ 76,000	\$ 76,000
5/1/2045	\$ 3,040,000	\$ 275,000	5.000%	\$ 76,000	\$ 351,000
11/1/2045	\$ 2,765,000			\$ 69,125	\$ 69,125

**Cypress Mill****Community Development District****2023 Debt Service Fund**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
5/1/2046	\$ 2,765,000	\$ 290,000	5.000%	\$ 69,125	\$ 359,125
11/1/2046	\$ 2,475,000			\$ 61,875	\$ 61,875
5/1/2047	\$ 2,475,000	\$ 300,000	5.000%	\$ 61,875	\$ 361,875
11/1/2047	\$ 2,175,000			\$ 54,375	\$ 54,375
5/1/2048	\$ 2,175,000	\$ 320,000	5.000%	\$ 54,375	\$ 374,375
11/1/2048	\$ 1,855,000			\$ 46,375	\$ 46,375
5/1/2049	\$ 1,855,000	\$ 335,000	5.000%	\$ 46,375	\$ 381,375
11/1/2049	\$ 1,520,000			\$ 38,000	\$ 38,000
5/1/2050	\$ 1,520,000	\$ 350,000	5.000%	\$ 38,000	\$ 388,000
11/1/2050	\$ 1,170,000			\$ 29,250	\$ 29,250
5/1/2051	\$ 1,170,000	\$ 370,000	5.000%	\$ 29,250	\$ 399,250
11/1/2051	\$ 800,000			\$ 20,000	\$ 20,000
5/1/2052	\$ 800,000	\$ 390,000	5.000%	\$ 20,000	\$ 410,000
11/1/2052	\$ 410,000			\$ 10,250	\$ 10,250
5/1/2053	\$ 410,000	\$ 410,000	5.000%	\$ 10,250	\$ 420,250
		<b>\$ 6,580,000</b>		<b>\$ 6,074,260</b>	<b>\$ 12,654,260</b>



**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

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

**Interest Expense**

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

## **Cypress Mill**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2026

Assessment Summary  
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One														
Product	Units	General Fund			Debt Service Series 2018			Amenity Bond			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 40'	230	\$ 1,142.32	\$ 1,142.25	\$ 0.07	\$ 1,145.83	\$ 1,145.83	\$ -	\$ 507.52	\$ 507.52	\$ -	\$ 2,795.67	\$ 2,795.60	\$ 0.07	0%
Single Family 50'	230	\$ 1,427.90	\$ 1,427.81	\$ 0.09	\$ 1,432.29	\$ 1,432.29	\$ -	\$ 507.52	\$ 507.52	\$ -	\$ 3,367.71	\$ 3,367.62	\$ 0.09	0%
	460													

Assessment Area Two														
Product	Units	O&M Per Unit			Debt Service Series 2020			Amenity Bond			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 40'	197	\$ 1,142.32	\$ 1,142.25	\$ 0.07	\$ 1,145.83	\$ 1,145.83	\$ -	\$ 507.52	\$ 507.52	\$ -	\$ 2,795.67	\$ 2,795.60	\$ 0.07	0%
Single Family 50'	226	\$ 1,427.90	\$ 1,427.81	\$ 0.09	\$ 1,432.29	\$ 1,432.29	\$ -	\$ 507.52	\$ 507.52	\$ -	\$ 3,367.71	\$ 3,367.62	\$ 0.09	0%
	423													

**3B.**

## RESOLUTION 2025-06

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cypress Mill Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
<b>Total All Funds*</b>	<b>\$_____</b>

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

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

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

**Passed and Adopted on July 10, 2025.**

Attested By:

**Cypress Mill Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐Secretary/☐Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐Chair/☐Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**

**3C**



## RESOLUTION 2025-07

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

**Passed and Adopted on July 10, 2025.**

Attested By:

**Cypress Mill Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐Secretary/☐Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐Chair/☐Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

# **Fourth Order of Business**

**4Ai**

## Food Truck Agreement

This Food Truck Agreement (the “**Agreement**”) is made as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and between \_\_\_\_\_, (the “**Independent Contractor**”), whose mailing address is \_\_\_\_\_, and the **Cypress Mill Community Development District** (the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

### Operative Provisions

**1. Term and Scope of Work.** The term of this Agreement is effective \_\_\_\_\_ through \_\_\_\_\_. Independent Contractor may schedule food trucks in the clubhouse parking lot every \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_. Independent Contractor does not have exclusive use of the parking lot and may only use the spaces designated by the District. Independent Contractor may not store any items at the District’s clubhouse.

**2. Payment.** Independent Contractor will not be required to make any payments to the District.

**3. General Provisions.**

- a. Any alterations or deviations from the Agreement must be executed in writing by the District and Independent Contractor.
- b. Independent Contractor shall obtain and provide the District with a copy of their liability insurance policy (Minimum \$1,000,000 in coverage). The Independent Contractor shall add the District as an additional insured on the insurance policy.
- c. Independent Contractor agrees to maintain proper training to keep all training certifications current and shall provide copies to the Clubhouse Manager for District files.
- d. Independent Contractor shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
- e. The Independent Contractor shall provide the District with thirty (30) days’ notice of cancellation of insurance, certification or permits needed to provide the services. At no time shall the Independent Contractor be without insurance, certification or permits needed to provide the services. Failure to meet these requirements shall result in immediate termination of services and the Independent Contractor shall immediately cease and desist all activities at the District’s clubhouse.
- f. Independent Contractor agrees to be on time and appropriately dressed. The Independent Contractor and the customers must abide by all of the clubhouse policies and rules.
- g. The Independent Contractor shall protect and prevent damage to the District’s property, including but not limited to, the protection thereof from damage by from theft or vandalism. Restoration of such damage shall be the sole responsibility of the Independent Contractor.

- h. The Independent Contractor agrees to indemnify, save and hold harmless the District, its officers, agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that the District, its officers, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result of negligence, recklessness, or intentional wrongful misconduct from Independent Contractor, resulting from, arising out of or occurring in connection with the execution of the services.
- i. The Laws of the State of Florida shall govern this Agreement. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. The parties to this Agreement acknowledge venue as lying in the county where the District is located.
- j. Both the District and the Independent Contractor may terminate this agreement at any time without cause upon ten (10) days written notice. Immediately upon termination, Independent Contractor shall remit to District any fees due to District in accordance with Section 2 of this Agreement. Notice to the District can be made via email to Alba Sanchez at [Alba.Sanchez@inframark.com](mailto:Alba.Sanchez@inframark.com). Notice to the Contractor can be made via email at \_\_\_\_\_.
- k. The District reserves the right to amend the days and times the Independent Contractor may give lessons at any time.
- l. As required under Section 119.0701, Florida Statutes, the Independent Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Independent Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Independent Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE INDEPENDENT CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INDEPENDENT CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT [PUBRICRECORDS@INFRAMARK.COM](mailto:PUBRICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.**

- m. **E-Verify.** Pursuant to Section 448.095(2), Florida Statutes,
  - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
  - c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- n. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- o. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- p. **Default.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Independent Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.



- q. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

\_\_\_\_\_  
[COMPANY NAME]

**Cypress Mill  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice-Chair of the Board of Supervisors

# Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Cypress Mill Community Development District (the “**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2025

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

**4Ci**



Paul Young  
District Field Inspector

# CYPRESS MILL CDD

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Field Inspection Report - June 2025 - Steadfast

Wednesday, June 25, 2025

Prepared For Board of Supervisors

23 Items Identified

Green – Indicates Item is in progress or completed.

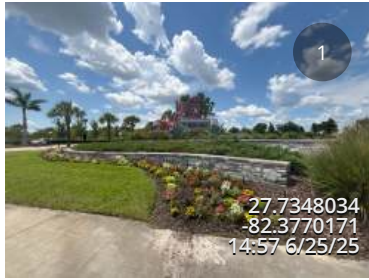
Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

## ITEM 1 - MILLER CREEK DRIVE ENTRANCE

Assigned To: Steadfast

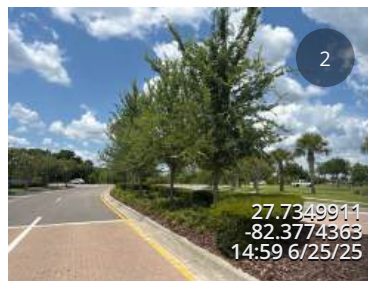
Entrance and annuals are well maintained.



## ITEM 2 - ENTRANCE LANDSCAPE

Assigned To: Steadfast

Entrance landscape is well maintained



## ITEM 3 - MILLER CREEK

Assigned To: Steadfast

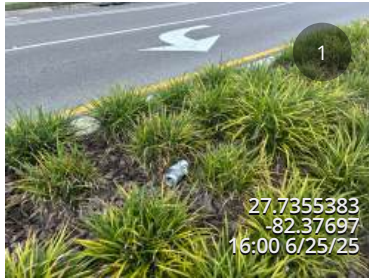
- 1). Miller Creek end zone - maintained
- 2). Sidewalks well maintained
- 3). Remove Palm growing inside Flax Lily



## ITEM 4 - MILLER CREEK LANDSCAPE BEDS

Assigned To: Steadfast

Trash is repeatedly left in landscape after servicing. Remove all debris during service.

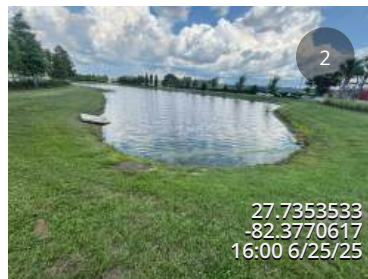
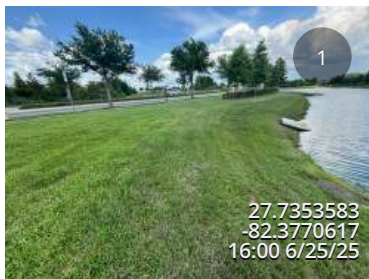


## ITEM 5 - POND 1

Assigned To: Sitex Aquatics

Pond banks are well maintained.

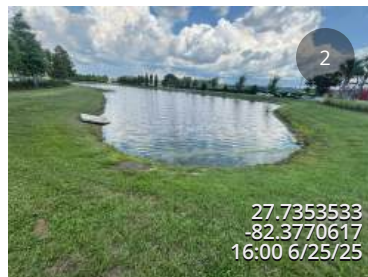
Pond appears free of algae.



## ITEM 6 - POND 2

Assigned To: Sitex Aquatics

Pond 2 is well maintained and appears free of algae.





## ITEM 7 - CYPRESS MILL CLUB HOUSE

Assigned To: Steadfast

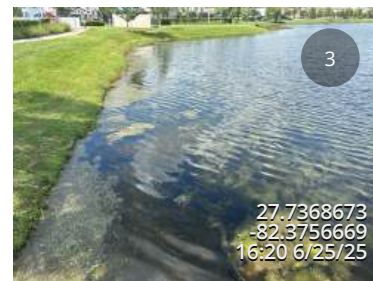
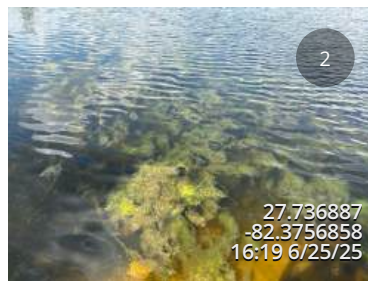
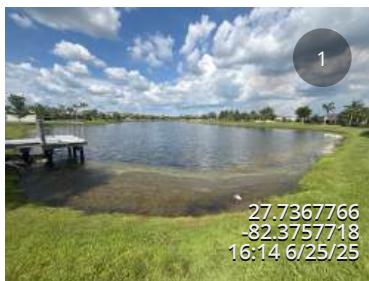
Amenity center beds well maintained. Bathroom clean and operational.



## ITEM 8 - POND 3

Assigned To: Sitex Aquatics

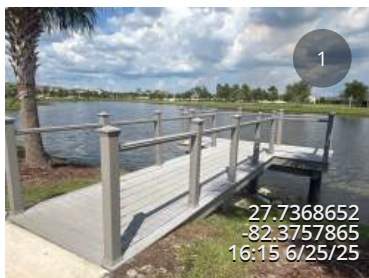
Algae is forming on the water's edge.



## ITEM 9 - POND 3 OBSERVATION DECK

Assigned To: Inframark Maintenance Solutions

Three tension cables are broken.



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## ITEM 10 - POOL LANDSCAPE

Assigned To: Steadfast

Landscape is maintained

Pool appears clear and blue



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## ITEM 11 - DOG PARK

Assigned To: Steadfast

Dog park is clean and organized

Landscape outside dog fence maintained

Trash continues to appear in landscape after service is completed.



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## ITEM 12 - MAILBOXES

Assigned To: District

Mailbox is clean and organized.

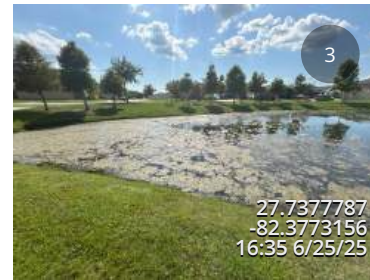
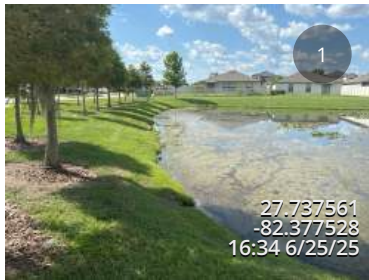




## ITEM 13 - POND 6

Assigned To: Sitex

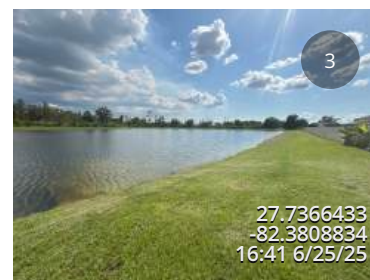
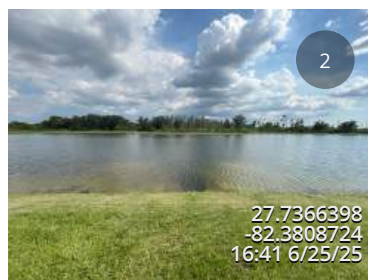
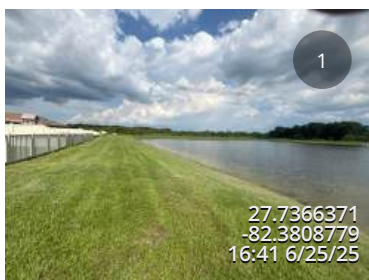
Trash collecting on water's edge.



## ITEM 14 - POND 11

Assigned To: Steadfast

Pond 11 - pond banks is well maintained



## ITEM 15 - FORT ISLAND PL POCKET PARK

Assigned To: Steadfast

1). Provide a proposal to fill in missing plants.

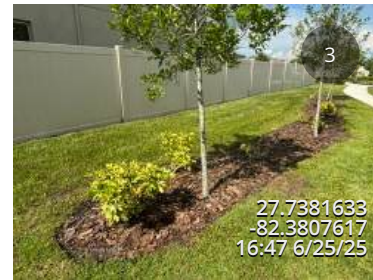
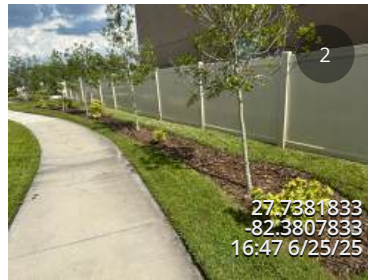


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## ITEM 16 - FORT ISLAND PLACE BEDS

Assigned To: Steadfast

Provide an estimate to fill in missing plants, Arboricola's, Maui Ixora's



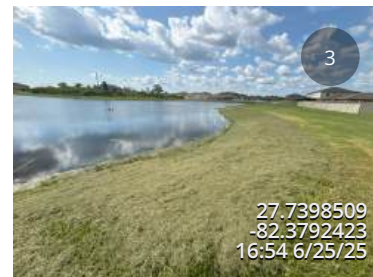
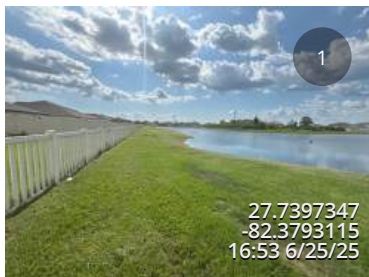
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## ITEM 17 - POND 10

Assigned To: Steadfast

1/2). Pond banks have been mowed

3). Excessive mow duff left behind after mowing. Pond must be serviced per contract cuts to avoid grass debris from entering pond.



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## ITEM 18 - KING CREEK DR LANDSCAPE BEDS

Assigned To: Steadfast

Landscape beds are well maintained.

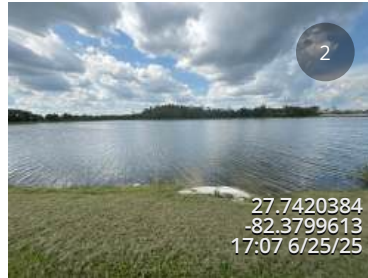
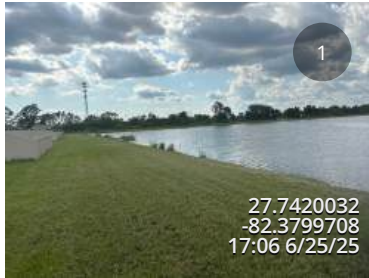




## ITEM 19 - POND 9

Assigned To: Steadfast

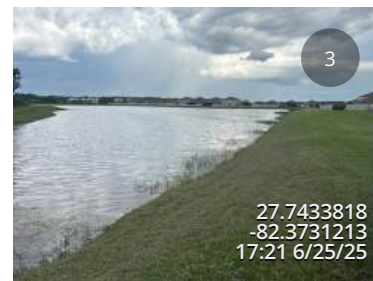
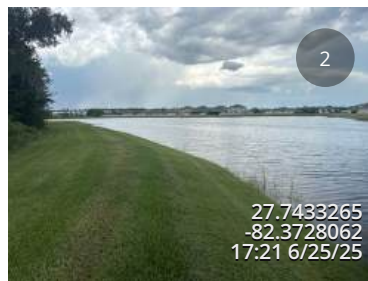
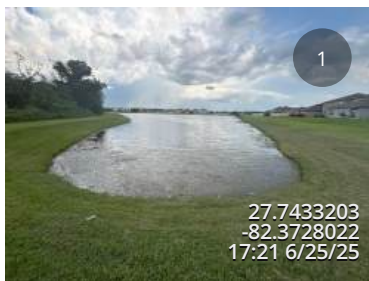
Pond banks are well maintained.



## ITEM 20 - 8

Assigned To: Sitex Aquatics

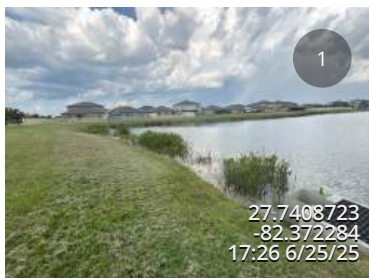
Torpedo grass visible on the water's edge.



## ITEM 21 - POND 7

Assigned To: Sitex Aquatics

Trash collecting on water's edge

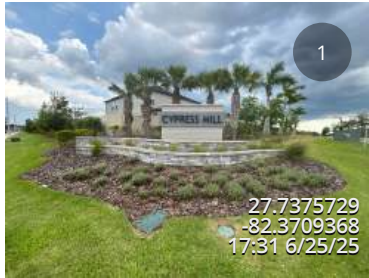


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## ITEM 22 - CAMP ISLAND AVE ENTRANCE

Assigned To: Steadfast

Entrance beds are well maintained.

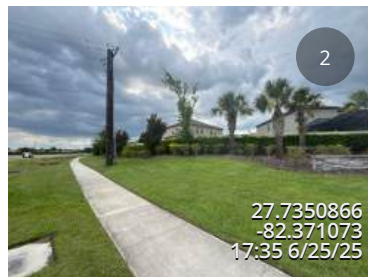
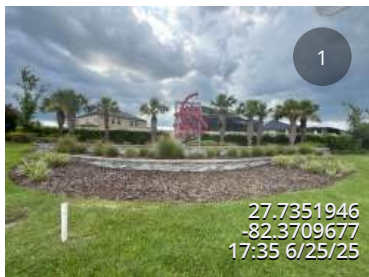


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## ITEM 23 - 19TH STREET

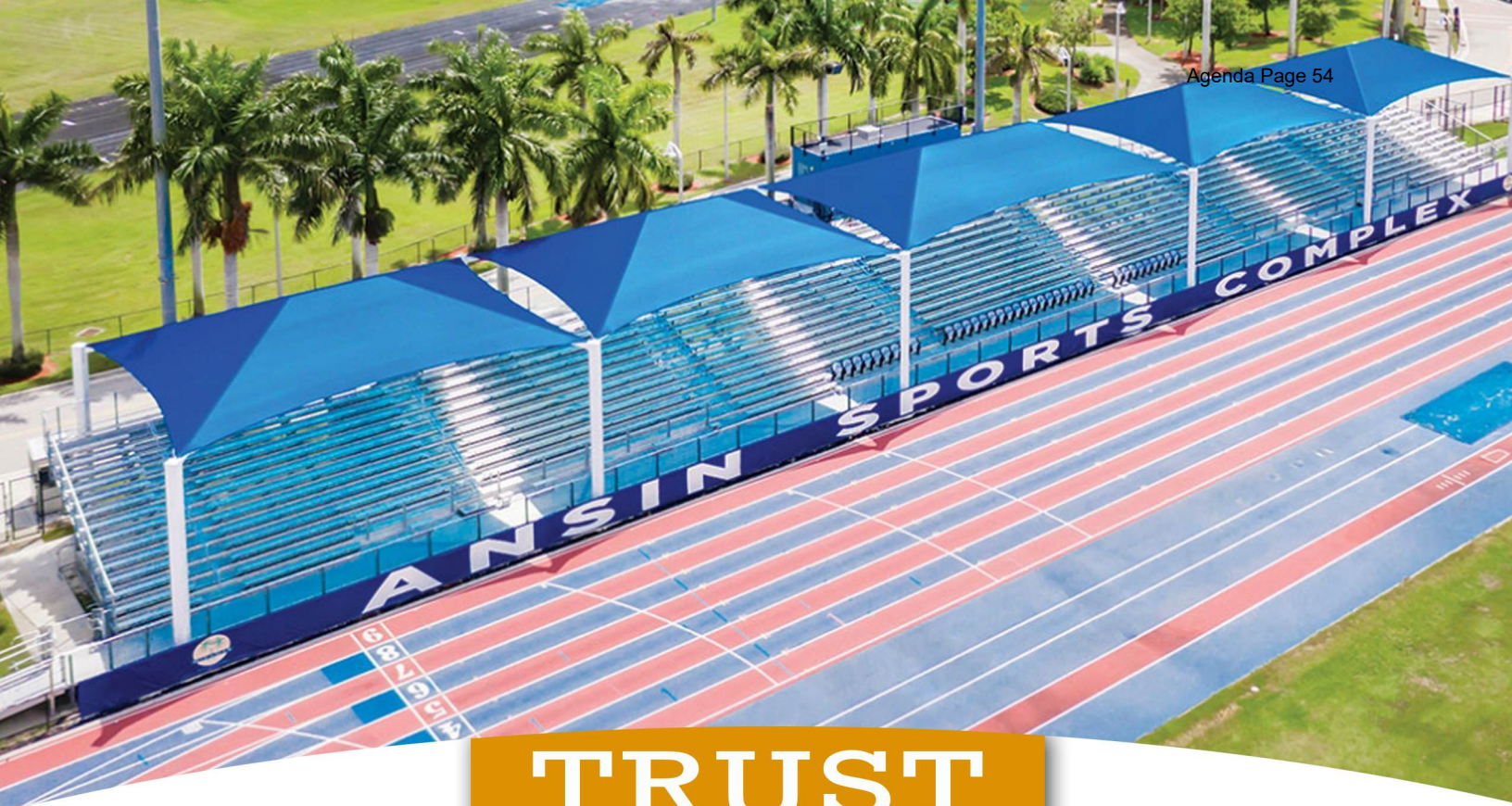
Assigned To: Steadfast

- 1). Entrance beds is maintained.
- 2). Provide a schedule date for trimming the bushes.
- 3). Separate bottom tree canopy from bushes.



**4Cii.**





# TRUST — *the* — EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | [www.proplaygrounds.com](http://www.proplaygrounds.com)







Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>
Cypress Millreplacement fabric



Date	Estimate #
6/16/2025	45300

<b>Customer / Bill To</b>
Inframark Riverview Alba Sanchez 11101 Ventana Groves Blvd. Riverview, FL 33578

<b>Ship To</b>
15523 Miller Creek Dr. Sun City Center, FL 33573



**WE WILL BEAT ANY PRICE BY 5%!**

Item	Description	Qty	Cost	Total:
	1. Supply and install Hypar replacement shade fabric, approx 38x38 2. install to be done in conjunction with another project in the region 3. no permitting needed			
CSSD	**SHADE** RFSD4040-N replacement shade fabric with cabling, d rings	1	7,281.60	7,281.60T
CLR	Colors: TBD			0.00
Shipping	Combined Shipping and Freight Charges	1	1,080.00	1,080.00
MISC	**MATERIALS AND LABOR** Hardware resourced locally for connections, turnbuckles for tensioning	4	10.80	43.20
LBR	Labor and Installation	1	3,750.00	3,750.00

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$12,154.80

**Sales Tax: (7.5%)** \$546.12

**Total:** \$12,700.92

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



## Frame

### Gloss



### Matte, Textured, or Metallic



## Fabric

### Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant (FR).



### Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



### Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



**4Ciii.**



## Shady Sails

Alba Sanchez  
15523 Miller Creek Dr  
Sun City Center, FL 33573

(813) 482-1614  
alba.sanchez@inframark.com

Agenda Page 59	
ESTIMATE	#318
ESTIMATE DATE	Jun 23, 2025
SERVICE DATE	Jun 19, 2025
TOTAL	\$12,600.00

### CONTACT US

5321 Avenal Dr  
Lutz, FL 33558

(813) 355-9055  
ShadySailsLLC@gmail.com

## ESTIMATE

Services	qty	unit price	amount
Shade Sail Install	1.0	\$12,600.00	\$12,600.00
Services subtotal:			\$12,600.00
Materials	qty	unit price	amount
Square super ring shade sail, with wire. Approximate dimensions are 34' x 34" Color is either beige, green, brown or black	1.0	\$0.00	\$0.00
All mounting hardware is included	1.0	\$0.00	\$0.00
All work comes with a 1 year warranty on labor and parts	1.0	\$0.00	\$0.00
Materials subtotal:			\$0.00
Subtotal			\$12,600.00
<b>Total</b>			<b>\$12,600.00</b>

- We require half upfront to start the job and order the parts, and the remaining would be due on completion.
  - You assume responsibility to remove the shade sail on any tropical storm (50 MPH) or larger. We will show you how to easily remove the sails.
  - You assume responsibility for any HOA approvals or any permitting required. We can help with paperwork if needed.
  - The job will take approximately 3-4 weeks once the deposit is placed.
- Thank you for choosing Shady Sails, LLC!

# **Sixth Order of Business**

**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, June 12, 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 (via phone)	Vice Chairperson
John Zankos	Assistant Secretary
William L. Sharp	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Todd Amaden	District Engineer
Paul Young	Field Manager
Joe Craig	Sitex Aquatics
George Fabrizio	Folio Management

*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**

**Public Hearing on Proposed Amenity  
Rules, Policies, Rental Rates & Deposits,  
Non-Resident User Fees and All other  
Deposits and Fees**

Attorney Broadus briefly explained this item. A copy of the Recreational Facilities Policies was included in today's agenda package. Clear parking policies for the amenity center and any additional parking in the community were discussed.

On MOTION by Mr. Zankos seconded by Mr. Sharp, with all in favor, amending the parking policies and appointing Anthony Seabrook to work with District Counsel on language and monetary changes was approved. 4-0
--

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

Joe Craig of Sitex Aquatics introduced himself and commented on the general conditions of the ponds and commented on the proposal for plantings that was previously submitted

June 12, 2025

CYPRESS MILL CDD

to the Board. For budget purposes, he noted the proposal can be broken up for individual ponds.

On MOTION by Mr. Seabrook seconded by Mr. Sharp, with all in favor, tabling the pond planting proposal from Sitex and to consider the plantings costs for the upcoming budget season was approved. 4-0

**A. District Counsel**

No additional report.

**B. District Manager**

i. Informational – Quarterly Website Compliance Audit Report

The website audit was briefly discussed, and it was noted the District's website is in compliance.

**C. Field Manager**

i. Field Inspection Report - May 16, 2025

Paul Young presented Steadfast Field Inspection Report.

Two Inframark proposals were approved under the spending threshold of the DM.

Sidewalk replacement of 2 panels - \$1,212.50

**D. District Engineer**

No report.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Proposal from Inframark for Maintenance Solution**

The Maintenance Solutions proposal provided by Inframark in the amount of \$1,455 was approved. (work order CM-5-2025)

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of 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**

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

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

Mr. Zanicos noted that Inframark will work with Folio to obtain COI for food truck vendors before they park on CDD property.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

June 12, 2025

## CYPRESS MILL CDD

84 Ms. Edith Sanchez shared concerns about trash issues, renter issues, and the safety of the  
85 community.

86 Ms. Edith Sanchez was advised that the process regarding renters is handled by the HOA.  
87 Replacement of the shades on the cabana was discussed.

88 **11:06 a.m. - The Meeting Recessed to the Workshop Regarding Update on Ethics Training**  
89 **With District Counsel**

90  
91 The regular meeting was reconvened, and there was no further business to discuss,  
92 therefore the meeting was adjourned.

93  
94  
95  
96  
97

---

Anthony Seabrook  
Chairman



**6B.**

**CYPRESS MILL CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
COMPLETE I.T CORP	5/1/2025	16397	\$99.00	\$99.00	google email accounts
INFRAMARK LLC	5/1/2025	148994	\$562.50		ACCT SVCS
INFRAMARK LLC	5/1/2025	148994	\$1,050.00		DISSEMINATION SVCS
INFRAMARK LLC	5/1/2025	148994	\$3,333.33	\$4,945.83	DIST MGMT
SITEX AQUATICS LLC	5/1/2025	10032-B	\$1,065.00	\$1,065.00	AQUATIC MAINT.
STEADFAST CONTRACTORS ALLIANCE	5/1/2025	SA-11748-1	\$18,271.00	\$18,271.00	LANDSCAPE MAINT
SUNCOAST POOL SERVICE	5/2/2025	11097	\$1,875.00	\$1,875.00	POOL SERVICE
<b>Monthly Contract Subtotal</b>			<b>\$26,255.83</b>	<b>\$26,255.83</b>	
<b>Utilities</b>					
TECO ACH	5/7/2025	050725-3471 ACH	\$28.83	\$28.83	ELECTRIC
TECO ACH	5/7/2025	050725-7103 ACH	\$181.63	\$181.63	ELECTRIC
TECO ACH	5/7/2025	050725-1113 ACH	\$1,273.74	\$1,273.74	ELECTRIC
TECO ACH	5/7/2025	050725-9291	\$2,698.63	\$2,698.63	ELECTRIC
TECO ACH	5/21/2025	050625-5825 ACH	\$11,244.02	\$11,244.02	ELECTRIC
TECO ACH	4/4/2025	040425-5825 ACH	\$11,544.92	\$11,544.92	ELECTRIC
WASTE MANAGEMENT - ACH	3/25/2025	0140399-2206-8	\$686.39	\$686.39	ELECTRIC
WASTE MANAGEMENT - ACH	4/25/2025	0148398-2206-2 ACH	\$636.76	\$636.76	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$28,294.92</b>	<b>\$28,294.92</b>	
<b>Regular Services</b>					
ADMIRAL FURNITURE LLC	5/19/2025	051925-	\$1,935.10	\$1,935.10	50% down
ALVAREZ PLUMBING COMPANY	4/30/2025	65618	\$1,080.00	\$1,080.00	replace flushmeters
BOCC ACH	5/23/2025	052325-6494 ACH	\$1,033.47	\$1,033.47	WATER
COMPLETE I.T CORP	5/9/2025	16429	\$330.00	\$330.00	one time expense to set up emails
GRAU AND ASSOCIATES	4/30/2025	27360	\$600.00	\$600.00	audit services
HAROLD ANTHONY SEABROOK	5/8/2025	HS-050825	\$200.00	\$200.00	BOARD 5/8/25
HOMERIVER GROUP	4/30/2025	225272	\$6,784.70		PAYROLL
HOMERIVER GROUP	4/30/2025	225272	\$2,423.53		Payroll Taxes
HOMERIVER GROUP	4/30/2025	225272	\$3,000.00	\$12,208.23	payroll and staffing management

**CYPRESS MILL CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	5/28/2025	150075	\$5.52		postage
INFRAMARK LLC	5/28/2025	150075	\$320.00	\$325.52	janitorial
JASON ROBARE	5/8/2025	JR-050825	\$200.00	\$200.00	BOARD 5/8/25
JOHN CHRISTOPHER SHELTON	5/5/2025	050525-1	\$434.75	\$434.75	supplies for the gym area
JOHN STEVEN ZANIKOS	5/8/2025	JZ-050825	\$200.00	\$200.00	BOARD 5/8/25
PHANTOM FITNESS SERVICES	5/2/2025	05022025-CMB	\$491.13	\$491.13	repair to bench in the gym
STEADFAST CONTRACTORS ALLIANCE	4/30/2025	SA-11779-1	\$1,508.80	\$1,508.80	LANDSCAPE MAINT
STRALEY ROBIN VERICKER	5/16/2025	26564	\$1,202.50	\$1,202.50	PROFESSIONAL SERVICES
SUNCOAST POOL SERVICE	6/2/2025	1162	\$1,875.00	\$1,875.00	POOL SERVICE
<b>Regular Services Subtotal</b>			<b>\$23,624.50</b>	<b>\$23,624.50</b>	
<b>Additional Services</b>					
CYPRESS MILL CDD	5/7/2025	05072025 - 723	\$165.87		SERIES 2018 - FY 25 TAX DIST ID DIST 723
CYPRESS MILL CDD	5/7/2025	05072025 - 723	\$153.29		SERIES 2020 - FY 25 TAX DIST ID DIST 723
CYPRESS MILL CDD	5/7/2025	05072025 - 723	\$125.36	\$444.52	SERIES 2023 - FY 25 TAX DIST ID DIST 723
<b>Additional Services Subtotal</b>			<b>\$444.52</b>	<b>\$444.52</b>	
<b>TOTAL</b>			<b>\$78,619.77</b>	<b>\$78,619.77</b>	

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 #	16397
Invoice Date	05-01-25
<b>Balance Due</b>	<b>\$99.00</b>

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

<b>Subtotal</b>	<b>\$99.00</b>
Tax	\$0.00
Invoice Total	\$99.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$99.00</b>



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

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

**INVOICE#**

148994

**CUSTOMER ID**

C2296

**PO#****DATE**

5/2/2025

**NET TERMS**

Net 60

**DUE DATE**

7/1/2025

**Services provided for the Month of: May 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
<b>Subtotal</b>					<b>4,945.83</b>

<b>Subtotal</b>	\$4,945.83
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.: 10032-B  
Terms: Net 30  
Invoice date: 05/01/2025  
Due date: 05/31/2025

#	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



# Steadfast Alliance

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

Agenda Page 72

## Invoice

Date	Invoice #
5/1/2025	SA-11748

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

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.

<b>Total</b>
Payments/Credits
Balance Due





# Steadfast Alliance

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

## Invoice

Date	Invoice #
5/1/2025	SA-11748

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	
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for Dog Park & Adjacent Common Area	100.00		100.00	
1	Irrigation Wet Check for Dog Park & Adjacent Common Area	50.00		50.00	
1		0.00		0.00	
1	Amenity Center	0.00		0.00	
1		0.00		0.00	
1	Landscape Maintenance for Amenity Center	1,700.00		1,700.00	
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds for Amenity Center	150.00		150.00	
1	Irrigation Wet Check for Amenity Center	100.00		100.00	

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.

<b>Total</b>	\$18,271.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$18,271.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
5/2/2025	11097

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

P.O. No.	Terms	Project
May 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.		<b>Total</b>	\$1,875.00

Phone #
(727) 271-1395



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

Statement Date: May 07, 2025

Agenda Page 75  
Amount Due: \$28.83

Due Date: May 28, 2025  
Account #: 211029203471

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

## Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due	\$27.87
Payment(s) Received Since Last Statement	-\$27.87
Current Month's Charges	\$28.83

Amount Due by May 28, 2025 \$28.83

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.



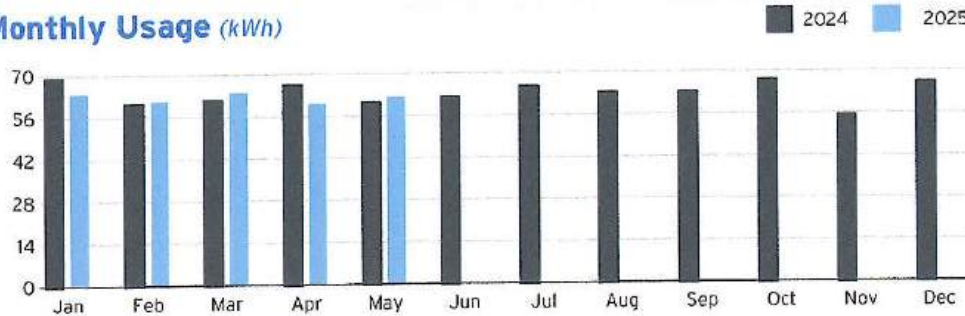
# DOWNED IS DANGEROUS!

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

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Account #: 211029203471

Due Date: May 28, 2025

Amount Due: \$28.83

Payment Amount: \$ \_\_\_\_\_

605088186681

Your account will be drafted on May 28, 2025



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

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

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





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

Agenda Page 76  
Account #: 211029203471  
Statement Date: May 07, 2025  
Charges Due: May 28, 2025

## Meter Read

**Service Period:** Apr 02, 2025 - May 01, 2025

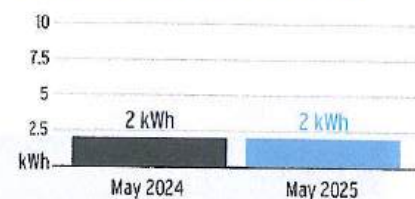
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851313	05/01/2025	1,278	1,216	62 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	62 kWh @ \$0.08641/kWh	\$5.36
	Fuel Charge	62 kWh @ \$0.03083/kWh	\$1.91
	Storm Protection Charge	62 kWh @ \$0.00577/kWh	\$0.36
	Clean Energy Transition Mechanism	62 kWh @ \$0.00418/kWh	\$0.26
	Storm Surcharge	62 kWh @ \$0.02121/kWh	\$1.32
	Florida Gross Receipt Tax		\$0.72
	<b>Electric Service Cost</b>		<b>\$28.83</b>

## Avg kWh Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

**Total Current Month's Charges**

**\$28.83**

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

## Ways To Pay Your Bill

<b>Bank Draft</b> Visit <a href="https://TECOaccount.com">TECOaccount.com</a> for free recurring or one time payments via checking or savings account.	<b>In-Person</b> Find list of Payment Agents at <a href="https://TampaElectric.com">TampaElectric.com</a>	<b>Mail A Check</b> <b>Payments:</b> TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.  <b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	<b>Online:</b> <a href="https://TampaElectric.com">TampaElectric.com</a> <b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249 <b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	<b>Hearing Impaired/TTY:</b> 7-1-1 <b>Power Outage:</b> 877-588-1010 <b>Energy-Saving Programs:</b> 813-275-3909
<b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <a href="https://TECOaccount.com">TECOaccount.com</a> . Convenience fee will be charged.	<b>Phone</b> Toll Free: <b>866-689-6469</b>			

**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.



Amount Due: \$181.63

Due Date: May 28, 2025  
Account #: 211032557103

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

### Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due	\$184.48
Payment(s) Received Since Last Statement	-\$184.48
<b>Current Month's Charges</b>	<b>\$181.63</b>

**Amount Due by May 28, 2025 \$181.63**

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



Your average daily kWh used was **5.26% lower** than it was in your previous period.



Scan here to view your account online.

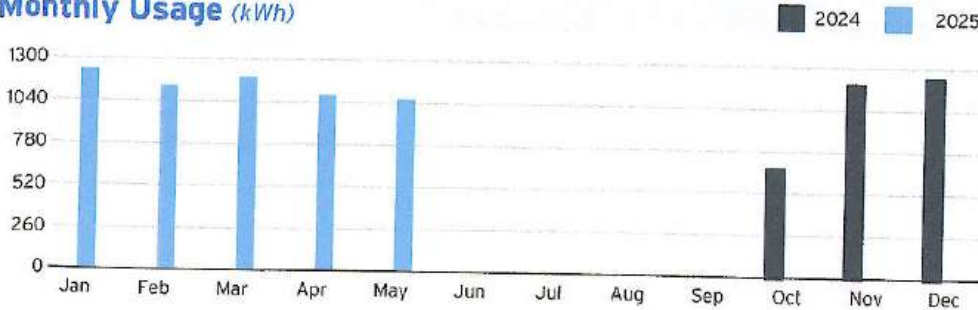


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For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211032557103

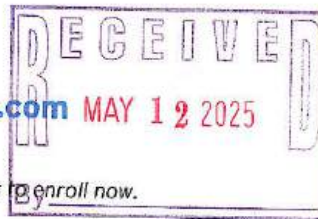
Due Date: May 28, 2025



**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](http://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$181.63

Payment Amount: \$ \_\_\_\_\_

610643729338

Your account will be drafted on May 28, 2025

00004610 FTECO105082502264810 00000 03 00000000 18746 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.





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

Account #: 211785  
Statement Date: May 07, 2025  
Charges Due: May 28, 2025

## Meter Read

**Meter Location:** LIFT STATION

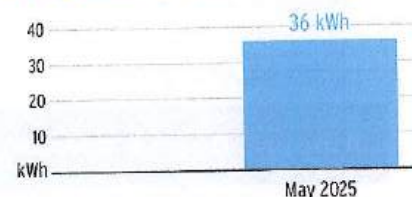
**Service Period:** Apr 02, 2025 - May 01, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000851610	05/01/2025	69,503	68,437	1,066 kWh	1	30 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

### Be Prepared This Storm Season

Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

### Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,066 kWh @ \$0.08641/kWh	\$92.11
Fuel Charge	1,066 kWh @ \$0.03083/kWh	\$32.86
Storm Protection Charge	1,066 kWh @ \$0.00577/kWh	\$6.15
Clean Energy Transition Mechanism	1,066 kWh @ \$0.00418/kWh	\$4.46
Storm Surcharge	1,066 kWh @ \$0.02121/kWh	\$22.61
Florida Gross Receipt Tax		\$4.54

### Electric Service Cost

**\$181.63**

**Total Current Month's Charges**

**\$181.63**

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](http://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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**DO NOT PAY.** Your account will be drafted on May 28, 2025

## Account Summary

**Current Service Period:** April 02, 2025 - May 01, 2025

Previous Amount Due	\$1,119.12
Payment(s) Received Since Last Statement	-\$1,119.12

<b>Current Month's Charges</b>	<b>\$1,273.74</b>
--------------------------------	-------------------

<b>Amount Due by May 28, 2025</b>	<b>\$1,273.74</b>
-----------------------------------	-------------------

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

## Your Energy Insight



Your average daily kWh used was **5.49% lower** than the same period last year.



Your peak billing demand was **19.23% higher** than the same period last year.



Scan here to view your account online.

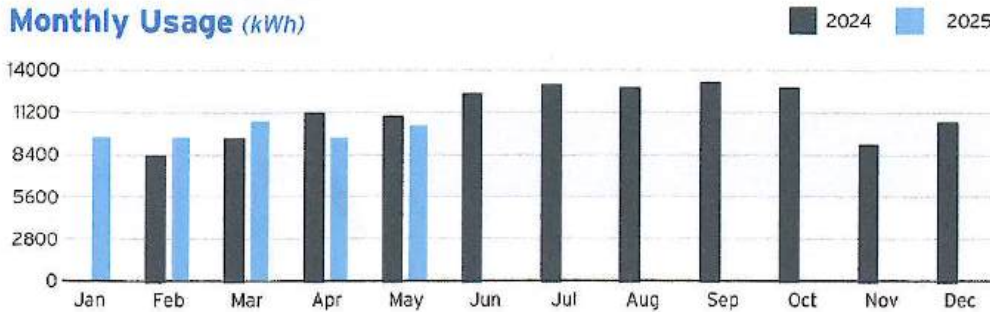


**DOWNED IS DANGEROUS!**

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

For more safety tips, visit  
[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211030331113

Due Date: May 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,273.74

Payment Amount: \$ \_\_\_\_\_

630396758402

Your account will be  
drafted on May 28, 2025



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

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

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





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

Account #: 2193033115  
Statement Date: May 07, 2025  
Charges Due: May 28, 2025

## Meter Read

**Service Period:** Apr 02, 2025 - May 01, 2025

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000755286	05/01/2025	53,346	43,028		10,318 kWh	1	30 Days
1000755286	05/01/2025	30.89	0		30.89 kW	1	30 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	31 kW @ \$18.07000/kW	\$560.17
Energy Charge	10,318 kWh @ \$0.00773/kWh	\$79.76
Fuel Charge	10,318 kWh @ \$0.03083/kWh	\$318.10
Capacity Charge	31 kW @ \$0.30000/kW	\$9.30
Storm Protection Charge	31 kW @ \$2.08000/kW	\$64.48
Energy Conservation Charge	31 kW @ \$0.93000/kW	\$28.83
Environmental Cost Recovery	10,318 kWh @ \$0.00068/kWh	\$7.02
Clean Energy Transition Mechanism	31 kW @ \$1.15000/kW	\$35.65
Storm Surcharge	10,318 kWh @ \$0.01035/kWh	\$106.79
Florida Gross Receipt Tax		\$31.84
<b>Electric Service Cost</b>		<b>\$1,273.74</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

**Total Current Month's Charges**

**\$1,273.74**

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Page 81  
Statement Date: May 07, 2025

Amount Due: \$2,698.63

Due Date: May 28, 2025  
Account #: 221008949291

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

### Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due	\$1,605.65
Payment(s) Received Since Last Statement	-\$1,605.65
<b>Current Month's Charges</b>	<b>\$2,698.63</b>

**Amount Due by May 28, 2025** **\$2,698.63**

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



Scan here to view  
your account online.



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

Account #: 221008949291

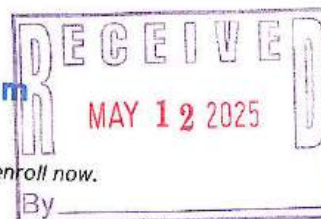
Due Date: May 28, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$2,698.63

Payment Amount: \$ \_\_\_\_\_

689655723552

Your account will be  
drafted on May 28, 2025

00004613 FTECO105082502264810 00000 03 00000000 18749 002  
CYPRESS MILL COMMUNITY DEVELOPMENT  
PH3-MILLER CREEK-KING CREEK SOLAR  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

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



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

Agenda Page 82  
Account #: 221008949291  
Statement Date: May 07, 2025  
Charges Due: May 28, 2025

**Service Period:** Apr 02, 2025 - May 01, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 30 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
<b>Lighting Charges</b>	<b>\$2,698.63</b>

**Total Current Month's Charges**

**\$2,698.63**

## Important Messages

### Be Prepared This Storm Season

Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

## Ways To Pay Your Bill



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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Amount Due: **\$11,244.02**

Due Date: May 20, 2025

Account #: 321000025825

**DO NOT PAY. Your account will be drafted on May 20, 2025**

### Your Locations With The Highest Usage



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

**3,207  
KWH**



6924 KING CREEK DR,  
RUSKIN, FL 33573-0217

**1,535  
KWH**



Scan here to interact  
with your bill online.



**DOWNED IS  
DANGEROUS!**

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

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

### Account Summary

Previous Amount Due	\$11,544.92
Payment(s) Received Since Last Statement	-\$11,545.23
Credit Balance After Payments and Credits	-\$0.31
<b>Current Month's Charges</b>	<b>\$11,244.33</b>

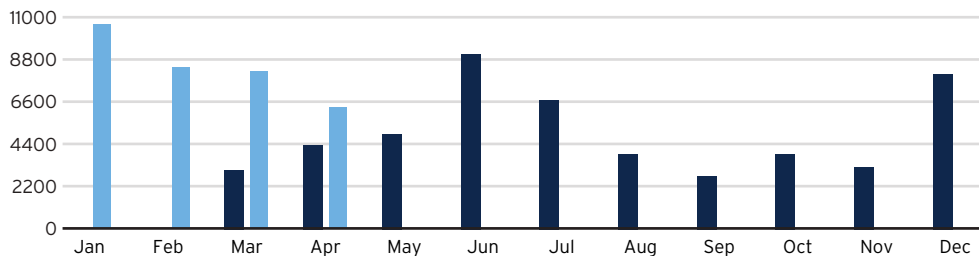
**Amount Due by May 20, 2025**

**\$11,244.02**

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

### Monthly Usage (kWh)

■ 2024 ■ 2025



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

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



Account #: 321000025825

Due Date: May 20, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: **\$11,244.02**

Payment Amount: \$ \_\_\_\_\_

700500003351

Your account will be  
drafted on May 20, 2025

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

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

Make check payable to: TECO

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

## Summary of Charges by Service Address

Account Number: 321000025825

### Energy Usage From Last Month

 Increased
  Same
  Decreased

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

**Sub-Account Number:** 211017895700

**Amount:** \$3,834.93

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

**Sub-Account Number:** 211018054091

**Amount:** \$1,115.92


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

**Sub-Account Number:** 211020388099

**Amount:** \$1,621.88


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

**Sub-Account Number:** 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	04/03/2025	23,957		23,391		566 kWh	1	29 Days	\$112.70
									14.1%

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

**Sub-Account Number:** 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	04/01/2025	83,740		82,891		849 kWh	1	29 Days	\$147.96
									29.1%

*Continued on next page* →

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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

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

### All Other

### Correspondences:

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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## Summary of Charges by Service Address


Account Number: 321000025825

### Energy Usage From Last Month

 Increased
  Same
  Decreased


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

Sub-Account Number: 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	04/01/2025	1,179		97,972		3,207 kWh	1	29 Days	\$506.86
									 24.5%


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

Sub-Account Number: 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	04/03/2025	3,856		3,758		98 kWh	1	29 Days	\$36.17
									 1.0%

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

Sub-Account Number: 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	04/01/2025	494		448		46 kWh	1	29 Days	\$27.66
									 100.0%

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

Sub-Account Number: 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	04/01/2025	0		0		0 kWh	1	29 Days	\$20.14

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

Sub-Account Number: 221007832001

Amount: \$793.43


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

Sub-Account Number: 221008279970

Amount: \$2,755.50

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

Sub-Account Number: 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	04/01/2025	19,829		18,294		1,535 kWh	1	29 Days	\$271.18
									 22.1%

Total Current Month's Charges

\$11,244.33

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

**Service Period:** 03/06/2025 - 04/03/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1487 kWh @ \$0.03412/kWh	\$50.74
Fixture & Maintenance Charge	77 Fixtures	\$1292.47
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1487 kWh @ \$0.03059/kWh	\$45.49
Storm Protection Charge	1487 kWh @ \$0.00559/kWh	\$8.31
Clean Energy Transition Mechanism	1487 kWh @ \$0.00043/kWh	\$0.64
Storm Surcharge	1487 kWh @ \$0.01230/kWh	\$18.29
Florida Gross Receipt Tax		\$3.17
State Tax		\$235.18

**Lighting Charges** **\$3,834.93**

**Current Month's Electric Charges**

**\$3,834.93**

Billing information continues on next page →



Sub-Account #: 211018054091  
 Statement Date: 05/01/2025

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

**Service Period:** 03/04/2025 - 04/01/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	480 kWh @ \$0.03412/kWh	\$16.38
Fixture & Maintenance Charge	8 Fixtures	\$138.00
Lighting Pole / Wire	8 Poles	\$262.96
Lighting Fuel Charge	480 kWh @ \$0.03059/kWh	\$14.68
Storm Protection Charge	480 kWh @ \$0.00559/kWh	\$2.68
Clean Energy Transition Mechanism	480 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	480 kWh @ \$0.01230/kWh	\$5.90
Florida Gross Receipt Tax		\$1.02
State Tax		\$29.10
State Tax		\$39.54

**Lighting Charges** **\$510.47**

**Current Month's Electric Charges**

**\$510.47**

Billing information continues on next page →

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

**Service Period:** 03/04/2025 - 04/01/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	247 kWh @ \$0.03412/kWh	\$8.43
Fixture & Maintenance Charge	13 Fixtures	\$215.93
Lighting Pole / Wire	13 Poles	\$368.16
Lighting Fuel Charge	247 kWh @ \$0.03059/kWh	\$7.56
Storm Protection Charge	247 kWh @ \$0.00559/kWh	\$1.38
Clean Energy Transition Mechanism	247 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	247 kWh @ \$0.01230/kWh	\$3.04
Florida Gross Receipt Tax		\$0.53
State Tax		\$0.20
State Tax		\$0.11

**Lighting Charges** **\$605.45**

**Current Month's Electric Charges**

**\$605.45**

Billing information continues on next page →



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

**Service Period:** 03/04/2025 - 04/01/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	570 kWh @ \$0.03412/kWh	\$19.45
Fixture & Maintenance Charge	30 Fixtures	\$498.30
Lighting Pole / Wire	31 Poles	\$877.92
Lighting Fuel Charge	570 kWh @ \$0.03059/kWh	\$17.44
Storm Protection Charge	570 kWh @ \$0.00559/kWh	\$3.19
Clean Energy Transition Mechanism	570 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	570 kWh @ \$0.01230/kWh	\$7.01
Florida Gross Receipt Tax		\$1.21
Franchise Fee		\$93.32
Municipal Public Service Tax		\$3.77
State Tax		\$100.02

**Lighting Charges** **\$1,621.88**

**Current Month's Electric Charges**

**\$1,621.88**

Billing information continues on next page →



Sub-Account #: 211022240322  
Statement Date: 05/01/2025

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


## Meter Read

**Service Period:** 03/06/2025 - 04/03/2025

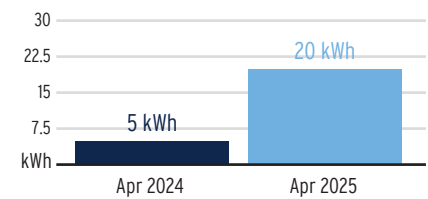
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	04/03/2025	23,957		23,391		566 kWh	1	29 Days

## Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	566 kWh @ \$0.08641/kWh	\$48.91
Fuel Charge	566 kWh @ \$0.03083/kWh	\$17.45
Storm Protection Charge	566 kWh @ \$0.00577/kWh	\$3.27
Clean Energy Transition Mechanism	566 kWh @ \$0.00418/kWh	\$2.37
Storm Surcharge	566 kWh @ \$0.02121/kWh	\$12.00
Florida Gross Receipt Tax		\$2.62
<b>Electric Service Cost</b>		<b>\$104.89</b>
State Tax		\$7.81
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$112.70</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$112.70**

Billing information continues on next page →

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


## Meter Read

**Service Period:** 03/04/2025 - 04/01/2025

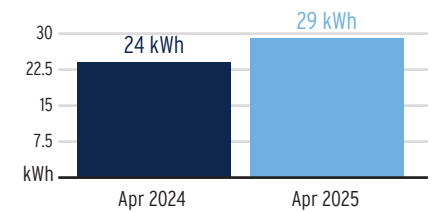
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	04/01/2025	83,740		82,891		849 kWh	1	29 Days

## Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	849 kWh @ \$0.08641/kWh		\$73.36
Fuel Charge	849 kWh @ \$0.03083/kWh		\$26.17
Storm Protection Charge	849 kWh @ \$0.00577/kWh		\$4.90
Clean Energy Transition Mechanism	849 kWh @ \$0.00418/kWh		\$3.55
Storm Surcharge	849 kWh @ \$0.02121/kWh		\$18.01
Florida Gross Receipt Tax			\$3.70
<b>Electric Service Cost</b>			<b>\$147.96</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$147.96**

Billing information continues on next page →



Sub-Account #: 221006361218  
Statement Date: 05/01/2025

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

## Meter Read

**Service Period:** 03/04/2025 - 04/01/2025

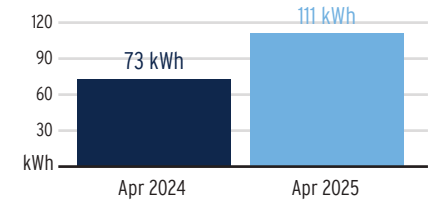
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	04/01/2025	1,179		97,972		3,207 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	3,207 kWh @ \$0.08641/kWh		\$277.12
Fuel Charge	3,207 kWh @ \$0.03083/kWh		\$98.87
Storm Protection Charge	3,207 kWh @ \$0.00577/kWh		\$18.50
Clean Energy Transition Mechanism	3,207 kWh @ \$0.00418/kWh		\$13.41
Storm Surcharge	3,207 kWh @ \$0.02121/kWh		\$68.02
Florida Gross Receipt Tax			\$12.67
<b>Electric Service Cost</b>			<b>\$506.86</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$506.86**

Billing information continues on next page →



Sub-Account #: 221007463708  
Statement Date: 05/01/2025

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

## Meter Read

**Service Period:** 03/06/2025 - 04/03/2025

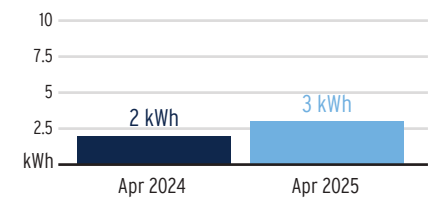
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	04/03/2025	3,856		3,758		98 kWh	1	29 Days

## Charge Details

<b>⚡ Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	98 kWh @ \$0.08641/kWh	\$8.47
Fuel Charge	98 kWh @ \$0.03083/kWh	\$3.02
Storm Protection Charge	98 kWh @ \$0.00577/kWh	\$0.57
Clean Energy Transition Mechanism	98 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	98 kWh @ \$0.02121/kWh	\$2.08
Florida Gross Receipt Tax		\$0.84
<b>Electric Service Cost</b>		<b>\$33.66</b>
State Tax		\$2.51
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$36.17</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$36.17**

Billing information continues on next page →



Sub-Account #: 221007640941  
Statement Date: 05/01/2025

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

## Meter Read

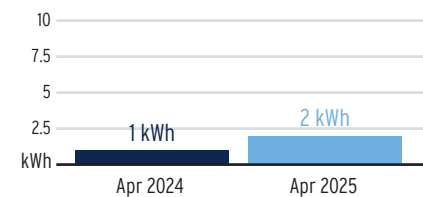
**Service Period:** 03/04/2025 - 04/01/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	04/01/2025	494		448		46 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	46 kWh @ \$0.08641/kWh	\$3.97
Fuel Charge	46 kWh @ \$0.03083/kWh	\$1.42
Storm Protection Charge	46 kWh @ \$0.00577/kWh	\$0.27
Clean Energy Transition Mechanism	46 kWh @ \$0.00418/kWh	\$0.19
Storm Surcharge	46 kWh @ \$0.02121/kWh	\$0.98
Florida Gross Receipt Tax		\$0.64
<b>Electric Service Cost</b>		<b>\$25.74</b>
State Tax		\$1.92
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$27.66</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**      **\$27.66**

Billing information continues on next page →



Sub-Account #: 221007706890  
 Statement Date: 05/01/2025


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

## Meter Read

**Service Period:** 03/04/2025 - 04/01/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	04/01/2025	0		0		0 kWh	1	29 Days

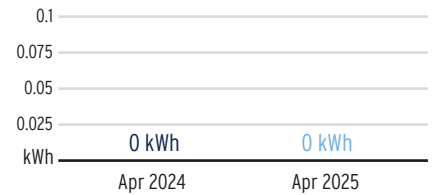
## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	<b>Electric Service Cost</b>		<b>\$18.74</b>
	State Tax		\$1.40
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$20.14</b>

**Current Month's Electric Charges** **\$20.14**

Billing information continues on next page →

## Avg kWh Used Per Day





Sub-Account #: 221007832001  
 Statement Date: 05/01/2025

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

**Service Period:** 03/04/2025 - 04/01/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	16 Fixtures	\$265.76
Lighting Pole / Wire	16 Poles	\$453.12
Lighting Fuel Charge	304 kWh @ \$0.03059/kWh	\$9.30
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.65
State Tax		\$48.66

**Lighting Charges** **\$793.43**

**Current Month's Electric Charges**

**\$793.43**

Billing information continues on next page →





Sub-Account #: 221008279970  
 Statement Date: 05/01/2025

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

**Service Period:** 03/04/2025 - 04/01/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	988 kWh @ \$0.03412/kWh	\$33.71
Fixture & Maintenance Charge	52 Fixtures	\$863.72
Lighting Pole / Wire	52 Poles	\$1472.64
Lighting Fuel Charge	988 kWh @ \$0.03059/kWh	\$30.22
Storm Protection Charge	988 kWh @ \$0.00559/kWh	\$5.52
Clean Energy Transition Mechanism	988 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	988 kWh @ \$0.01230/kWh	\$12.15
Florida Gross Receipt Tax		\$2.10
Franchise Fee		\$158.54
Municipal Public Service Tax		\$6.54
State Tax		\$169.94

**Lighting Charges** **\$2,755.50**

**Current Month's Electric Charges**

**\$2,755.50**

Billing information continues on next page →

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

## Meter Read


**Meter Location:** IRR PUMP AND LAKE REFILL WELL

**Service Period:** 03/04/2025 - 04/01/2025

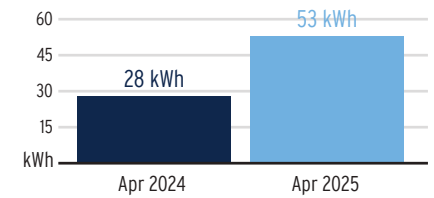
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	04/01/2025	19,829		18,294		1,535 kWh	1	29 Days

## Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	1,535 kWh @ \$0.08641/kWh		\$132.64
Fuel Charge	1,535 kWh @ \$0.03083/kWh		\$47.32
Storm Protection Charge	1,535 kWh @ \$0.00577/kWh		\$8.86
Clean Energy Transition Mechanism	1,535 kWh @ \$0.00418/kWh		\$6.42
Storm Surcharge	1,535 kWh @ \$0.02121/kWh		\$32.56
Florida Gross Receipt Tax			\$6.31
<b>Electric Service Cost</b>			<b>\$252.38</b>
State Tax			\$18.80
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$271.18</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$271.18**

**Total Current Month's Charges**

**\$11,244.33**



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

Statement Date: April 04, 2025  
Agenda Page 99

Amount Due: \$11,544.92

Due Date: April 21, 2025

Account #: 321000025825

DO NOT PAY. Your account will be drafted on April 21, 2025

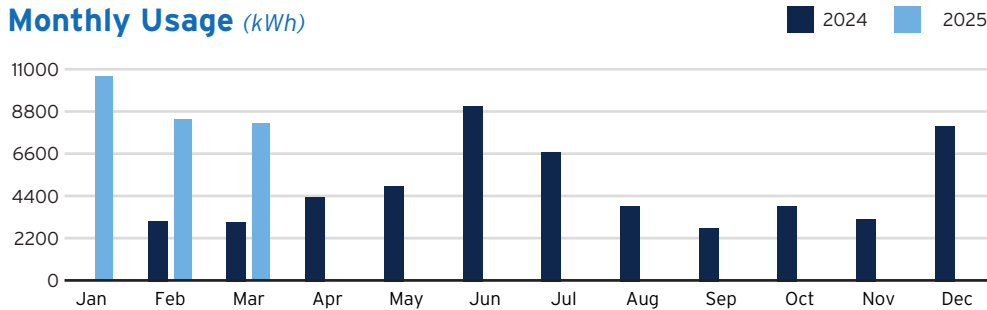
## Account Summary

Previous Amount Due	\$11,288.12
Payment(s) Received Since Last Statement	-\$11,288.43
Credit Balance After Payments and Credits	-\$0.31
<b>Current Month's Charges</b>	<b>\$11,545.23</b>

**Amount Due by April 21, 2025 \$11,544.92**

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

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## Your Locations With The Highest Usage

	15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225	<b>4,249 KWH</b>
	6924 KING CREEK DR, RUSKIN, FL 33573-0217	<b>1,970 KWH</b>



Scan here to interact with your bill online.



**DOWNED IS DANGEROUS!**

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

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



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

Account #: 321000025825

Due Date: April 21, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$11,544.92

Payment Amount: \$ \_\_\_\_\_

700875003068

Your account will be drafted on April 21, 2025

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

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

Make check payable to: TECO

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

## Summary of Charges by Service Address

Account Number: 321000025825

### Energy Usage From Last Month

 Increased
  Same
  Decreased

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

**Sub-Account Number:** 211017895700

**Amount:** \$3,834.93

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

**Sub-Account Number:** 211018054091

**Amount:** \$1,115.92


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

**Sub-Account Number:** 211020388099

**Amount:** \$1,621.88


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

**Sub-Account Number:** 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	03/05/2025	23,391		22,732		659 kWh	1	29 Days	\$127.91
									 14.5%

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

**Sub-Account Number:** 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	03/03/2025	82,891		81,693		1,198 kWh	1	31 Days	\$202.37
									 18.1%

*Continued on next page* →

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**




813-275-3909

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

## Summary of Charges by Service Address


Account Number: 321000025825

### Energy Usage From Last Month

 Increased  Same  Decreased


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

**Sub-Account Number:** 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	03/03/2025	97,972		93,723		4,249 kWh	1	31 Days	<b>\$666.76</b>
									 7.8%


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

**Sub-Account Number:** 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	03/05/2025	3,758		3,661		97 kWh	1	29 Days	<b>\$36.01</b>
									 2.0%

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

**Sub-Account Number:** 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	03/03/2025	448		425		23 kWh	1	31 Days	<b>\$25.29</b>
									 4.5%

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

**Sub-Account Number:** 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	03/03/2025	0		0		0 kWh	1	31 Days	<b>\$21.52</b>

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

**Sub-Account Number:** 221007832001

**Amount: \$793.43**


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

**Sub-Account Number:** 221008279970

**Amount: \$2,755.50**

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

**Sub-Account Number:** 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	03/03/2025	18,294		16,324		1,970 kWh	1	31 Days	<b>\$343.71</b>
									 35.1%

**Total Current Month's Charges**

**\$11,545.23**

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

**Service Period:** 02/05/2025 - 03/05/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1487 kWh @ \$0.03412/kWh	\$50.74
Fixture & Maintenance Charge	77 Fixtures	\$1292.47
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1487 kWh @ \$0.03059/kWh	\$45.49
Storm Protection Charge	1487 kWh @ \$0.00559/kWh	\$8.31
Clean Energy Transition Mechanism	1487 kWh @ \$0.00043/kWh	\$0.64
Storm Surcharge	1487 kWh @ \$0.01230/kWh	\$18.29
Florida Gross Receipt Tax		\$3.17
State Tax		\$235.18

**Lighting Charges** **\$3,834.93**

**Current Month's Electric Charges**

**\$3,834.93**

Billing information continues on next page →



Sub-Account #: 211018054091  
 Statement Date: 04/01/2025

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

**Service Period:** 02/01/2025 - 03/03/2025      **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	480 kWh @ \$0.03412/kWh	\$16.38
Fixture & Maintenance Charge	8 Fixtures	\$138.00
Lighting Pole / Wire	8 Poles	\$262.96
Lighting Fuel Charge	480 kWh @ \$0.03059/kWh	\$14.68
Storm Protection Charge	480 kWh @ \$0.00559/kWh	\$2.68
Clean Energy Transition Mechanism	480 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	480 kWh @ \$0.01230/kWh	\$5.90
Florida Gross Receipt Tax		\$1.02
State Tax		\$29.10
State Tax		\$39.54
<b>Lighting Charges</b>		<b>\$510.47</b>

**Current Month's Electric Charges      \$510.47**

Billing information continues on next page ➡

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

**Service Period:** 02/01/2025 - 03/03/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	247 kWh @ \$0.03412/kWh	\$8.43
Fixture & Maintenance Charge	13 Fixtures	\$215.93
Lighting Pole / Wire	13 Poles	\$368.16
Lighting Fuel Charge	247 kWh @ \$0.03059/kWh	\$7.56
Storm Protection Charge	247 kWh @ \$0.00559/kWh	\$1.38
Clean Energy Transition Mechanism	247 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	247 kWh @ \$0.01230/kWh	\$3.04
Florida Gross Receipt Tax		\$0.53
State Tax		\$0.20
State Tax		\$0.11

**Lighting Charges** **\$605.45**

**Current Month's Electric Charges**

**\$605.45**

Billing information continues on next page →





Sub-Account #: 211020388099  
 Statement Date: 04/01/2025

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

**Service Period:** 02/01/2025 - 03/03/2025      **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	570 kWh @ \$0.03412/kWh	\$19.45
Fixture & Maintenance Charge	30 Fixtures	\$498.30
Lighting Pole / Wire	31 Poles	\$877.92
Lighting Fuel Charge	570 kWh @ \$0.03059/kWh	\$17.44
Storm Protection Charge	570 kWh @ \$0.00559/kWh	\$3.19
Clean Energy Transition Mechanism	570 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	570 kWh @ \$0.01230/kWh	\$7.01
Florida Gross Receipt Tax		\$1.21
Franchise Fee		\$93.32
Municipal Public Service Tax		\$3.77
State Tax		\$100.02
<b>Lighting Charges</b>		<b>\$1,621.88</b>

**Current Month's Electric Charges      \$1,621.88**

Billing information continues on next page ➡



Sub-Account #: 211022240322  
 Statement Date: 04/01/2025

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

### Meter Read

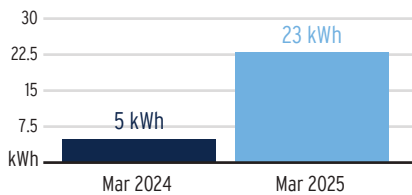
**Service Period:** 02/05/2025 - 03/05/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	03/05/2025	23,391		22,732		659 kWh	1	29 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	659 kWh @ \$0.08641/kWh	\$56.94
Fuel Charge	659 kWh @ \$0.03083/kWh	\$20.32
Storm Protection Charge	659 kWh @ \$0.00577/kWh	\$3.80
Clean Energy Transition Mechanism	659 kWh @ \$0.00418/kWh	\$2.75
Storm Surcharge	659 kWh @ \$0.02121/kWh	\$13.98
Florida Gross Receipt Tax		\$2.98
<b>Electric Service Cost</b>		<b>\$119.04</b>
State Tax		\$8.87
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$127.91</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges**      **\$127.91**

Billing information continues on next page →



Sub-Account #: 221006350658  
 Statement Date: 04/01/2025

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

### Meter Read

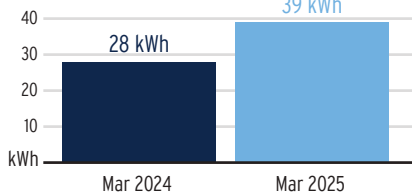
**Service Period:** 02/01/2025 - 03/03/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	03/03/2025	82,891		81,693		1,198 kWh	1	31 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,198 kWh @ \$0.08641/kWh	\$103.52
Fuel Charge	1,198 kWh @ \$0.03083/kWh	\$36.93
Storm Protection Charge	1,198 kWh @ \$0.00577/kWh	\$6.91
Clean Energy Transition Mechanism	1,198 kWh @ \$0.00418/kWh	\$5.01
Storm Surcharge	1,198 kWh @ \$0.02121/kWh	\$25.41
Florida Gross Receipt Tax		\$5.06
<b>Electric Service Cost</b>		<b>\$202.37</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges**      **\$202.37**

Billing information continues on next page →



Sub-Account #: 221006361218  
 Statement Date: 04/01/2025

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

### Meter Read

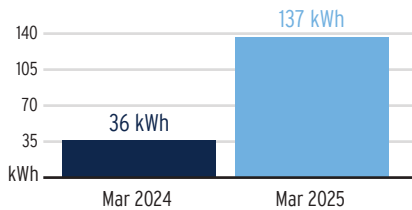
**Service Period:** 02/01/2025 - 03/03/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	03/03/2025	97,972		93,723		4,249 kWh	1	31 Days

### Charge Details

<div>⚡ <b>Electric Charges</b></div>			
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	4,249 kWh @ \$0.08641/kWh		\$367.16
Fuel Charge	4,249 kWh @ \$0.03083/kWh		\$131.00
Storm Protection Charge	4,249 kWh @ \$0.00577/kWh		\$24.52
Clean Energy Transition Mechanism	4,249 kWh @ \$0.00418/kWh		\$17.76
Storm Surcharge	4,249 kWh @ \$0.02121/kWh		\$90.12
Florida Gross Receipt Tax			\$16.67
<b>Electric Service Cost</b>			<b>\$666.76</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges** **\$666.76**

Billing information continues on next page →



Sub-Account #: 221007463708  
 Statement Date: 04/01/2025

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

### Meter Read

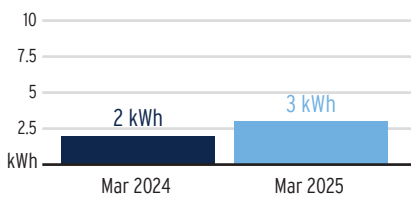
**Service Period:** 02/05/2025 - 03/05/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	03/05/2025	3,758		3,661		97 kWh	1	29 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	97 kWh @ \$0.08641/kWh	\$8.38
Fuel Charge	97 kWh @ \$0.03083/kWh	\$2.99
Storm Protection Charge	97 kWh @ \$0.00577/kWh	\$0.56
Clean Energy Transition Mechanism	97 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	97 kWh @ \$0.02121/kWh	\$2.06
Florida Gross Receipt Tax		\$0.84
<b>Electric Service Cost</b>		<b>\$33.51</b>
State Tax		\$2.50
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$36.01</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges      \$36.01**

Billing information continues on next page →



Sub-Account #: 221007640941  
Statement Date: 04/01/2025

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

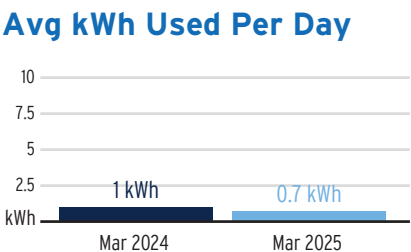
### Meter Read

**Service Period:** 02/01/2025 - 03/03/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	03/03/2025	448		425		23 kWh	1	31 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	23 kWh @ \$0.08641/kWh	\$1.99
Fuel Charge	23 kWh @ \$0.03083/kWh	\$0.71
Storm Protection Charge	23 kWh @ \$0.00577/kWh	\$0.13
Clean Energy Transition Mechanism	23 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	23 kWh @ \$0.02121/kWh	\$0.49
Florida Gross Receipt Tax		\$0.59
<b>Electric Service Cost</b>		<b>\$23.54</b>
State Tax		\$1.75
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$25.29</b>



**Current Month's Electric Charges      \$25.29**

Billing information continues on next page →



Sub-Account #: 221007706890  
 Statement Date: 04/01/2025


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

### Meter Read

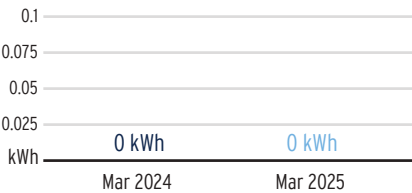
**Service Period:** 02/01/2025 - 03/03/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	03/03/2025	0		0		0 kWh	1	31 Days

### Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
	Florida Gross Receipt Tax		\$0.50
	<b>Electric Service Cost</b>		<b>\$20.03</b>
	State Tax		\$1.49
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$21.52</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges**      **\$21.52**

Billing information continues on next page ➡




Sub-Account #: 221007832001  
Statement Date: 04/01/2025

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

**Service Period:** 02/01/2025 - 03/03/2025      **Rate Schedule:** Lighting Service

Charge Details

	<b>Electric Charges</b>	
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	16 Fixtures	\$265.76
Lighting Pole / Wire	16 Poles	\$453.12
Lighting Fuel Charge	304 kWh @ \$0.03059/kWh	\$9.30
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.65
State Tax		\$48.66
<b>Lighting Charges</b>		<b>\$793.43</b>

**Current Month's Electric Charges** **\$793.43**

Billing information continues on next page ➡





Sub-Account #: 221008279970  
 Statement Date: 04/01/2025

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

**Service Period:** 02/01/2025 - 03/03/2025      **Rate Schedule:** Lighting Service

### Charge Details

<div>⚡</div> <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	988 kWh @ \$0.03412/kWh	\$33.71
Fixture & Maintenance Charge	52 Fixtures	\$863.72
Lighting Pole / Wire	52 Poles	\$1472.64
Lighting Fuel Charge	988 kWh @ \$0.03059/kWh	\$30.22
Storm Protection Charge	988 kWh @ \$0.00559/kWh	\$5.52
Clean Energy Transition Mechanism	988 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	988 kWh @ \$0.01230/kWh	\$12.15
Florida Gross Receipt Tax		\$2.10
Franchise Fee		\$158.54
Municipal Public Service Tax		\$6.54
State Tax		\$169.94
<b>Lighting Charges</b>		<b>\$2,755.50</b>

**Current Month's Electric Charges      \$2,755.50**

Billing information continues on next page ➡



Sub-Account #: 221008607857  
 Statement Date: 04/01/2025

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

### Meter Read

**Meter Location:** IRR PUMP AND LAKE REFILL WELL

**Service Period:** 02/01/2025 - 03/03/2025

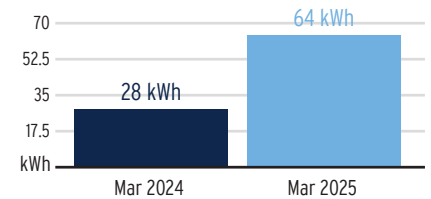
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	03/03/2025	18,294		16,324		1,970 kWh	1	31 Days

### Charge Details

<div>⚡ <b>Electric Charges</b></div>			
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	1,970 kWh @ \$0.08641/kWh		\$170.23
Fuel Charge	1,970 kWh @ \$0.03083/kWh		\$60.74
Storm Protection Charge	1,970 kWh @ \$0.00577/kWh		\$11.37
Clean Energy Transition Mechanism	1,970 kWh @ \$0.00418/kWh		\$8.23
Storm Surcharge	1,970 kWh @ \$0.02121/kWh		\$41.78
Florida Gross Receipt Tax			\$8.00
<b>Electric Service Cost</b>			<b>\$319.88</b>
State Tax			\$23.83
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$343.71</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges** **\$343.71**

**Total Current Month's Charges** **\$11,545.23**



# INVOICE

Page 1 of 2  
Agenda Page 115

**Customer ID:****32-00808-93008**

Customer Name:

CYPRESS MILL CLUBHOUSE

Service Period:

04/01/25-04/30/25

Invoice Date:

03/25/2025

Invoice Number:

0140399-2206-8

**How to Contact Us****Visit [wm.com/MyWM](http://wm.com/MyWM)**

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

**Customer Service: (813) 621-3055****Your Payment is Due****Apr 24, 2025**

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

**Your Total Due****\$686.39**

If payment is received after  
04/24/2025: **\$ 702.31**

**Previous Balance**

2,655.57

+

**Payments**

(2,655.57)

+

**Adjustments**

0.00

+

**Current Invoice  
Charges**

686.39

=

**Total Account  
Balance Due****686.39****IMPORTANT MESSAGES**

\*\*\*WM only sells services online through our own website at [wm.com](http://wm.com). WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit [wm.com](http://wm.com) directly.



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



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
03/25/2025	0140399-2206-8	32-00808-93008
Payment Terms	Total Due	Amount
Total Due by 04/24/2025	\$686.39	
If Received after 04/24/2025	\$702.31	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$686.39.

2206000320080893008001403990000006863900000068639 3

10290C16

CYPRESS MILL CLUBHOUSE  
15231 MILLER CREEK DR  
RUSKIN FL 33573

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

405-0343040-2206-3

## DETAILS OF SERVICE

**Details for Service Location:**  
**Cypress Mill Clubhouse, 15231 Miller Creek Dr, Ruskin FL 33573**

**Customer ID: 32-00808-93008**

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	04/01/25		1.00	216.58
4 Yard Dumpster 2X Week	04/01/25		1.00	420.18
Late Payment Charge for 12/27/2024 Invoice 111835	02/25/25			33.71
Late Payment Charge for 01/28/2025 Invoice 119644	02/27/25			15.92
<b>Total Current Charges</b>				<b>686.39</b>

## GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)

**Online**

Use [wm.com](http://wm.com) for quick and easy payments

**By Phone**

Pay 24/7 by calling 866-964-2729

## HOW TO READ YOUR INVOICE

How to Contact Us

Visit [wm.com/MyWM](http://wm.com/MyWM)

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

...

Your Payment is Due

10/25/2022

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

Your Total Due

\$123.45

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

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

DETAILS OF SERVICE

Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627

Customer ID: 21-51809-22222

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

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

## New Payment Platform

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

**Expanded payment options.**

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

**Anytime, anywhere payments.**

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

**Complete Hub for account activity.**

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

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

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

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

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

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



# INVOICE

Page 1 of 2  
Agenda Page 117

**Customer ID:**

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

**32-00808-93008**  
CYPRESS MILL CLUBHOUSE  
05/01/25-05/31/25  
04/25/2025  
0148398-2206-2

**How to Contact Us****Visit [wm.com/MyWM](http://wm.com/MyWM)**

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



Customer Service: (813) 621-3055

**Your Payment is Due**

**May 25, 2025**

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

**Your Total Due**

**\$636.76**

If payment is received after  
05/25/2025: **\$ 652.68**

**Previous Balance**

686.39

+

**Payments**

(686.39)

+

**Adjustments**

0.00

+

**Current Invoice  
Charges**

636.76

=

**Total Account  
Balance Due**

**636.76**

**IMPORTANT MESSAGES**

\*\*\*WM only sells services online through our own website at [wm.com](http://wm.com). WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit [wm.com](http://wm.com) directly.

\*\*\*You make a difference by recycling right! Putting the right items in your recycling bin and keeping other things out saves energy, water, reduces pollution and creates jobs. Learn how to recycle right at [WashingtonCountyRecycles.com](http://WashingtonCountyRecycles.com).



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



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
04/25/2025	0148398-2206-2	<b>32-00808-93008</b>
Payment Terms	Total Due	Amount
Total Due by 05/25/2025	\$636.76	
If Received after 05/25/2025	\$652.68	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$636.76.

2206000320080893008001483980000006367600000063676 9

I0290C28

CYPRESS MILL CLUBHOUSE  
15231 MILLER CREEK DR  
RUSKIN FL 33573

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

405-0343040-2206-3

## DETAILS OF SERVICE

**Details for Service Location:**  
**Cypress Mill Clubhouse, 15231 Miller Creek Dr, Ruskin FL 33573**

**Customer ID: 32-00808-93008**

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 2X Week	05/01/25		1.00	216.58
4 Yard Dumpster 2X Week	05/01/25		1.00	420.18
<b>Total Current Charges</b>				<b>636.76</b>

## GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)

**Online**

Use [wm.com](http://wm.com) for quick and easy payments

**By Phone**

Pay 24/7 by calling  
866-964-2729

## HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment Is Due	Your Total Due
Visit <a href="http://wm.com/MyWM">wm.com/MyWM</a> <small>Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.</small>		10/25/2022 <small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>	<b>\$123.45</b> <small>If payment is received after 10/25/2022: \$128.45</small>
Previous Balance	Payments	Adjustments	Current Invoice Charges
\$123.45	+	(\$123.45)	+
		0.00	+
			\$123.45
			=
			Total Account Balance Due
			\$123.45

DETAILS OF SERVICE				
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627		Customer ID: 21-51809-22222		
Description	Date	Ticket	Quantity	Amount
35 Gallon Toner	10/01/22		1.00	86.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				12.00
Total Current Charges				123.45

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

## New Payment Platform

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**Anytime, anywhere payments.**

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

**Complete Hub for account activity.**

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

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

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

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

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

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



Company Address 707 SW 20th Street  
Ocala, FL 34471  
US

Quote # A-52355-00003538

Created Date 5/19/2025

Opportunity Owner ADAM FARRELL

Prepared By ADAM FARRELL

Email adamf@admiralfurniture.com

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

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

Bill to Contact Name CHRIS SHELTON 704.493.3304  
and Phone

Ship to Contact CHRIS SHELTON 704.493.3304  
Name and Phone

Bill to Email jshelton@folioam.com

Payment Terms 50% DEPOSIT / BALANCE NET 30 DAYS

FOB Point ORIGIN

Carrier BEST WAY

Date Scheduled 6/25/2025

Product	Quote Line Item Details	Price	Quantity	Total Price
9973 - RE-SLING	RE-SLING CHAISE LOUNGE	\$142.11	22.00	\$3,126.42
SHIPPING - NT	SHIPPING (NON TAX)	\$650.00	1.00	\$650.00
SURCHARGE	SURCHARGE	\$93.79	1.00	\$93.79
Subtotal				\$3,870.21
Sales Tax				\$0.00
Total				\$3,870.21

#### ORDER NOTES AND INSTRUCTIONS

#### ACCEPTANCE OF TERMS

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

A/P Contact: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

#### TERMS AND CONDITIONS



**Pricing:** Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards. All furniture remains the property of Admiral Furniture LLC until the invoice is paid in full.

**Returns/Cancellations:** No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

**Freight:** All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within one (3) business days.

**FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.**





1623 S. 51st Street  
Tampa, FL 33619-5327

Agenda Page 121  
(813) 655-7520  
Plumbing #CFC019219  
Air Conditioning #CAC1822951

**BILL TO**

Cypress Mill c/o Folio Association Management  
12906 Tampa Oaks Boulevard #100  
Temple Terrace, FL 33637 USA

**Customer PO**

**Payment Term** Net 30

**Due Date** 5/30/2025

**JOB ADDRESS**

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

**INVOICE #**

65618

**INVOICE DATE**

4/30/2025

**DESCRIPTION OF WORK**

04/29/2025 - Alvarez Plumbing will replace existing American Standard flushometers, one for a urinal, and one for a water closet. We will furnish and install new Sloan flushometers in place.

04/30/2025 - Alvarez replaced 2 American Standard flushometers with 2 new Sloan flushometers. Tested - working properly. Job complete.

SS0501

**TOTAL DUE** \$1,080.00

**PAYMENT** \$0.00

**BALANCE DUE** \$1,080.00

**FINANCING AVAILABLE:**

*Ask us about our Residential and Commercial funding options through Synchrony & PEAC.*

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here 

Date 4/29/2025

**CUSTOMER ACKNOWLEDGEMENT**

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section.

Sign here 

Date 4/29/2025



Alvarez Plumbing and Air Conditioning  
1623 S. 51<sup>st</sup> Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

### **CUSTOMER ACKNOWLEDGEMENT**

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

### **GUARANTEES:**

Repairs guaranteed 30-days. New fixtures guaranteed one (1) year parts and labor, excluding consumable parts or use outside of manufacturer's instructions. No guarantee on customer supplied parts. Most stoppages guaranteed 30-days subject to recall findings. No guarantee on Commercial stoppages. Not responsible for any patch work unless noted.



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS MILL CDD	2339396494	05/23/2025	06/13/2025

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	04/21/2025	49784	05/20/2025	50452	66800 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$201.74
Water Base Charge	\$74.12
Water Usage Charge	\$136.51
Sewer Base Charge	\$179.53
Sewer Usage Charge	\$435.54

#### Summary of Account Charges

Previous Balance	\$1,116.48
Net Payments - Thank You	\$-1,116.48
Total Account Charges	<b>\$1,033.47</b>

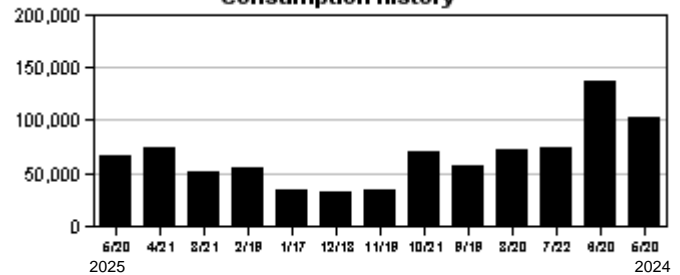
<b>AMOUNT DUE</b>	<b>\$1,033.47</b>
-------------------	-------------------

#### Important Message

This account has ACH payment method

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at [TampaBayWaterWise.org/HB](https://TampaBayWaterWise.org/HB).

Consumption History



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](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



\*\*Single-Piece\*\*

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

710 8

DUE DATE	06/13/2025
AMOUNT DUE	\$1,033.47
AMOUNT PAID	



0023393964947 00001033471

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 #	16429
Invoice Date	05-09-25
Balance Due	\$330.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service   Minimum 2-hours	\$165.00	2.0	\$330.00
	For onsite assistance in getting board logged into their emails. More information in Ticket #11632.			

<b>Subtotal</b>	<b>\$330.00</b>
Tax	\$0.00
Invoice Total	\$330.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$330.00</b>

## Invoice Ticket

Ticket Date Fri 04-11-25 09:12 AM  
Ticket # 11632

Subject **Onsite Email Setup for Board Members**

## Ticket Issue

Initial Issue	
Fri 04-11-25 09:12 AM	Alba requested that we meet with the board members to help them get logged into their email accounts that we created for them.
Mark Johnson	

## Ticket Comments

Date	Comment
Update Thu 05-08-25 05:19 PM Troy Bacon	Helped a member log into their Cypress Mill CDD Gmail account on their mobile device. Ensured all other members had proper access to their Cypress Mill CDD Gmail accounts.
Contact Thu 05-08-25 09:40 AM mark.vega@inframark.com	See below

**From:** Thomas Giella <[thomas@completeit.io](mailto:thomas@completeit.io)>  
**Sent:** Thursday, May 8, 2025 9:18 AM  
**To:** Vega, Mark <[mark.vega@inframark.com](mailto:mark.vega@inframark.com)>  
**Cc:** Complete I.T. <[noreply@completeit.io](mailto:noreply@completeit.io)>  
**Subject:** Re: Complete I.T. Appointment Reminder for 05-08-25 (message id: 93783852)

Fixed that one. Just want to be sure about these other ones:

- Woodlands
- South Fork CDD
- Fishhawk ----- not this one
- Easton Park ----- not this one
- New River (Avalon)
- Cheval West ----- not this one
- Abbot Square

Have a great day!

Thomas Giella

Schedule a quick call: [Click here to schedule](#)

Schedule a Zoom meeting: [Click here to schedule](#)

[\(click to view image\)](#)

On Thu, May 8, 2025 at 8:27 AM Vega, Mark <[mark.vega@inframark.com](mailto:mark.vega@inframark.com)> wrote:

Thomas,  
This is for Cypress Mill CDD which Alba Sanchez is the DM can I be removed from the alerts?  
Thanks, Mark

---

**From:** Complete I.T. <[noreply@completeit.io](mailto:noreply@completeit.io)>  
**Sent:** Thursday, May 8, 2025 7:00 AM  
**To:** [mark.vega+30@inframark.com](mailto:mark.vega+30@inframark.com)  
**Subject:** Complete I.T. Appointment Reminder for 05-08-25 (message id: 93783852)

---

**This Message Is From an External Sender**

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

---

Contact

Thu 05-08-25 08:27 AM Thomas,

[mark.vega@inframark.com](mailto:mark.vega@inframark.com)

This is for Cypress Mill CDD which Alba Sanchez is the DM can I be removed from the alerts?

Thanks, Mark

---

**From:** Complete I.T. <[noreply@completeit.io](mailto:noreply@completeit.io)>  
**Sent:** Thursday, May 8, 2025 7:00 AM  
**To:** [mark.vega+30@inframark.com](mailto:mark.vega+30@inframark.com)  
**Subject:** Complete I.T. Appointment Reminder for 05-08-25 (message id: 93783852)

---

**This Message Is From an External Sender**

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

---

Initial Issue  
Fri 04-11-25 09:12 AM  
Mark Johnson

Alba requested that we meet with the board members to help them get logged into their email accounts that we created for them.





## 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. 27360  
Date 04/30/2025

SERVICE	AMOUNT
<b>Project: Arbitrage - Series 2020 FYE 2/28/2025</b>	
<b>Arbitrage Services</b>	
	\$ <u>600.00</u>
<b>Subtotal:</b>	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

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

Payment due upon receipt.

DM~ Alba M. Sanchez  
 MEETING DATE: 5/8/2025  
 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

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# Folio Association Management

**12906 Tampa Oaks Blvd Ste 100**

**Temple Terrace, FL 33637**

## INVOICE # 225272

Date: 04/30/25

### BILL TO

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

### FOR

Apr-25

ITEM DESCRIPTION	AMOUNT
Onsite Clubhouse Payroll	\$6,784.70
Reimbursement Payroll Tax and Admin Fee	\$2,423.53
Payroll and Staffing Management	\$3,000.00
<b>Subtotal</b>	<b>\$12,208.23</b>
<b>Tax rate</b>	
<b>Additional costs</b>	
<b>TOTAL COST</b>	<b>\$12,208.23</b>

**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!**



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

Agenda	Page 131	225272
Invoice Number		
Invoice Date		04/30/2025

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						
04/30/2025	Payroll Reimburse - Payroll Reimbursement	1.00	\$0.00	\$6,784.70	\$0.00	\$6,784.70
04/30/2025	Reimburse Payroll Taxes & Admin Fees - Reimb Pysl Txs & Adm	1.00	\$0.00	\$2,423.53	\$0.00	\$2,423.53
04/30/2025	Payroll and Staffing Management	1.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
HRG Paid Employees Reimbursement Total				\$12,208.23	\$0.00	\$12,208.23
LNC - LEN Cypress Mill LLC Total				\$12,208.23	\$0.00	\$12,208.23



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

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

**INVOICE#**

150075

**CUSTOMER ID**

C2296

**PO#****DATE**

5/28/2025

**NET TERMS**

Net 60

**DUE DATE**

7/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # WOCM03142025 \$320	1	Ea	320.00		320.00
Postage	1	Ea	5.52		5.52
<b>Subtotal</b>					<b>325.52</b>

<b>Subtotal</b>	\$325.52
-----------------	----------

<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$325.52
------------------	----------

**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.*

DM~ Alba M. Sanchez  
 MEETING DATE: 5/8/2025  
 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

---

## PHANTOM FITNESS SERVICES

### INVOICE

18142 Powerline Rd  
Dade City FL 33523

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

Description: Invoice

Date: 05/02/2025

INV#05022025-CMB

Terms: Credit Card/ Check

Description	Qty	Unit Price	Total
Cypress Mill - Labor	1	\$ 275.00	\$ 275.00
Bench Upholstery/Padding	1	\$ 184.00	\$ 184.00
		Subtotal	\$ 459.00
		Shipping	\$ 32.13
		Tax	Exempt
		Total	\$ 491.13

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

Thank you!



# INVOICE

DATE	DUE	INVOICE #
4/30/2025	5/30/2025	SA-11779

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 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.	Account #	Terms	Project
		Net 30	SM1039 Cypress Mill CDD Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
4/30/2025	During the monthly wet checks, irrigation technicians went through the 3 clocks. Techs cleared around many sprinkler heads, adjust a few to cover area better, and made a few repairs. There was a bad decoder at clock 2 zone 4, bad solenoid at zone 7, broken drip at zone 3, zones 11 and 12 of the front clock had a pinched irrigation line due to oak tree roots,	1.00	0.00	0.00
4/30/2025	Parts Used 1- 3/4x1/2 tee 1-3/4 coupling 2-1" coupling 3-ft flex 1-1/2 MA 1-bobbler 1-Rainbird solenoid 2-Hunter ICD200 3- 6" pop hunter 3- Hunter nozzles 1-bubbler head 3- drip couplings	1.00	701.30	701.30
4/30/2025	Irrigation Labor to complete repairs	9.50	85.00	807.50
4/30/2025	Please Note: The decoder repair, with parts and labor, is over half of the invoice total amount. The repair having to do with the oak tree root damage, consumed several hours, because the technician had to dig and cut a lot of roots.			

<b>TOTAL</b>	<b>1,508.80</b>
<b>APPLIED PAYMENTS/CREDITS</b>	<b>0.00</b>
<b>BALANCE REMAINING</b>	<b>1,508.80</b>



**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 16, 2025

Client: 001503

Matter: 000001

Invoice #: 26564

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
4/9/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$130.00
4/10/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	2.9	\$942.50
4/11/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING FLOCK AGREEMENT.	0.4	\$130.00
Total Professional Services			3.7	\$1,202.50

Total Services	\$1,202.50
Total Disbursements	\$0.00
Total Current Charges	\$1,202.50
Previous Balance	\$2,253.00
Less Payments	(\$2,253.00)
<b>PAY THIS AMOUNT</b>	<b>\$1,202.50</b>

<b>Retainer Balance</b>	<b>\$2,253.00</b>
-------------------------	-------------------

*Please Include Invoice Number on all Correspondence*

Suncoast Pool Service

P.O. Box 224  
 Elfers, FL 34680

**Invoice**

Date	Invoice #
6/2/2025	11162

<b>Bill To</b>
LEN Cypress Mill 4600 W. Cypress Suite 200 Tampa, FL. 33607

P.O. No.	Terms	Project
June 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.		<b>Total</b>	\$1,875.00

Phone #

(727) 271-1395

# CYPRESS MILL CDD

## DISTRICT CHECK REQUEST

<b>Today's Date</b>	<u>5/7/2025</u>
<b>Payable To</b>	<u>Cypress Mill CDD</u>
<b>Check Amount</b>	<b><u>\$165.87</u></b>
<b>Check Description</b>	<u>Series 2018 - FY 25 Tax Dist. ID Dist 723</u>
<b>Check Amount</b>	<b><u>\$153.29</u></b>
<b>Check Description</b>	<u>Series 2020 - FY 25 Tax Dist. ID Dist 723</u>
<b>Check Amount</b>	<b><u>\$125.36</u></b>
<b>Check Description</b>	<u>Series 2023 - FY 25 Tax Dist. ID Dist 723</u>
<b>Special Instructions</b>	<u>Do not mail. Please give to Eric</u>

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

*Eric*

\_\_\_\_\_  
Authorization

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

# CYPRESS MILL CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

Agenda Page 140

	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%	41.75%	21.74%	21.74%	20.09%	20.09%	16.43%	16.43%	Proof	Date Transferred / Distribution ID
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Rounded 2023 Debt Service Revenue		
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
5/7/2025	763.08	318.56	318.56	165.87	165.87	153.29	153.29	125.36	125.36	-	Dist 723
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
<b>TOTAL</b>	<b>2,558,785.22</b>	<b>1,068,212.28</b>	1,068,212.28	<b>556,202.01</b>	<b>556,202.01</b>	<b>514,016.67</b>	<b>514,016.68</b>	<b>420,354.26</b>	<b>420,354.26</b>	<b>(0.02)</b>	
<b>Net Total on Roll</b>	2,727,923.86		1,138,822.34		592,967.60		547,993.76		448,140.16		
<b>Collection Surplus / (Deficit)</b>	(169,138.64)		(70,610.06)		(36,765.59)		(33,977.08)		(27,785.90)		

**6C**

# **Cypress Mill Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

Prepared by:



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 May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2020	SERIES 2023	SERIES 2018	SERIES 2020	SERIES 2023	GENERAL	GENERAL	TOTAL										
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM											
		FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	FUNDS	FUND	DEBT FUND										
<b>ASSETS</b>																				
Cash - Operating Account	\$	638,024	\$	-	\$	-	\$	-	\$	-	\$	638,024								
Cash in Transit		200		-		-		-		-		200								
Due From Other Funds		1,422		2,454		-		16,475		98		349	-	-	20,798					
Investments:																				
Acquisition & Construction Account		-		-		-		35,152		-		-		-	35,152					
Construction Fund		-		-		-		269,949		-		-		-	269,949					
Operations & Maintenance A-1		-		-		-		162,941		-		-		-	162,941					
Prepayment Account		-		106		2,618		-		-		-		-	2,724					
Reserve Fund		-		138,969		258,250		210,625		-		-		-	607,844					
Revenue Fund		-		666,849		753,253		160,993		-		-		-	1,581,095					
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		-		-		-		-		-		-		21,044,560	21,044,560					
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>647,948</b>	<b>\$</b>	<b>808,378</b>	<b>\$</b>	<b>1,014,121</b>	<b>\$</b>	<b>388,093</b>	<b>\$</b>	<b>98</b>	<b>\$</b>	<b>349</b>	<b>\$</b>	<b>468,042</b>	<b>\$</b>	<b>16,066,939</b>	<b>\$</b>	<b>21,775,000</b>	<b>\$</b>	<b>41,168,968</b>
<b>LIABILITIES</b>																				
Accounts Payable	\$	6,858	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,858
Bonds Payable		-		-		-		-		-		-		-		-		21,775,000		21,775,000
Due To Other Funds		-		-		7,116		-		-		-		13,682		-		-		20,798
<b>TOTAL LIABILITIES</b>		<b>6,858</b>		<b>-</b>		<b>7,116</b>		<b>-</b>		<b>-</b>		<b>-</b>		<b>13,682</b>		<b>-</b>		<b>21,775,000</b>		<b>21,802,656</b>
<b>FUND BALANCES</b>																				
Restricted for:																				
Debt Service		-		808,378		1,007,005		388,093		-		-		-		-		-		2,203,476
Capital Projects		-		-		-		-		98		349		454,360		-		-		454,807
Assigned to:																				
Operating Reserves		100,000		-		-		-		-		-		-		-		-		100,000
Unassigned:		541,090		-		-		-		-		-		-		16,066,939		-		16,608,029
<b>TOTAL FUND BALANCES</b>		<b>641,090</b>		<b>808,378</b>		<b>1,007,005</b>		<b>388,093</b>		<b>98</b>		<b>349</b>		<b>454,360</b>		<b>16,066,939</b>		<b>-</b>		<b>19,366,312</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$</b>	<b>647,948</b>	<b>\$</b>	<b>808,378</b>	<b>\$</b>	<b>1,014,121</b>	<b>\$</b>	<b>388,093</b>	<b>\$</b>	<b>98</b>	<b>\$</b>	<b>349</b>	<b>\$</b>	<b>468,042</b>	<b>\$</b>	<b>16,066,939</b>	<b>\$</b>	<b>21,775,000</b>	<b>\$</b>	<b>41,168,968</b>



**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 4,030	\$ 4,030	0.00%
Rental Income	-	375	375	0.00%
Special Assmnts- Tax Collector	1,070,493	1,068,212	(2,281)	99.79%
Access Keys	-	225	225	0.00%
<b>TOTAL REVENUES</b>	<b>1,070,493</b>	<b>1,072,842</b>	<b>2,349</b>	<b>100.22%</b>

**EXPENDITURES****Administration**

Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Trustee Fees	12,300	8,297	4,003	67.46%
Disclosure Report	12,600	9,450	3,150	75.00%
District Counsel	7,500	14,247	(6,747)	189.96%
District Engineer	5,000	2,688	2,312	53.76%
District Manager	41,200	30,000	11,200	72.82%
Accounting Services	9,270	5,063	4,207	54.62%
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	17	1,983	0.85%
Public Officials Insurance	3,067	24,892	(21,825)	811.61%
Legal Advertising	2,000	3,738	(1,738)	186.90%
Bank Fees	300	-	300	0.00%
Website Hosting	600	-	600	0.00%
Website Administration	1,500	198	1,302	13.20%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	675	792	(117)	117.33%
<b>Total Administration</b>	<b>119,812</b>	<b>115,262</b>	<b>4,550</b>	<b>96.20%</b>

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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
<b><u>Utility Services</u></b>				
Utility - Electric	170,000	128,558	41,442	75.62%
Electricity-Office Bldg	20,000	-	20,000	0.00%
<b>Total Utility Services</b>	<b>190,000</b>	<b>128,558</b>	<b>61,442</b>	<b>67.66%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	10,000	7,611	2,389	76.11%
<b>Total Water-Sewer Comb Services</b>	<b>10,000</b>	<b>7,611</b>	<b>2,389</b>	<b>76.11%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	13,419	9,770	3,649	72.81%
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	154,062	65,938	70.03%
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	4,966	9,034	35.47%
Irrigation Maintenance	20,000	60,218	(40,218)	301.09%
<b>Total Other Physical Environment</b>	<b>379,419</b>	<b>291,536</b>	<b>87,883</b>	<b>76.84%</b>

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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
<b><u>Maintenance: Other</u></b>				
Payroll - Amenities	113,100	64,874	48,226	57.36%
Payroll Taxes	50,859	20,858	30,001	41.01%
Fire Alarm Monitoring	1,000	-	1,000	0.00%
Management Services	39,603	21,000	18,603	53.03%
Pest Control	1,000	360	640	36.00%
Contracts-Security Camera	12,000	-	12,000	0.00%
Contracts-Pools	22,500	16,875	5,625	75.00%
Janitorial Services	21,000	14,114	6,886	67.21%
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	2,778	222	92.60%
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	1,935	1,065	64.50%
Capital Reserve	50,000	50,000	-	100.00%
<b>Total Maintenance: Other</b>	<b>359,262</b>	<b>211,695</b>	<b>147,567</b>	<b>58.92%</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
<b>Total Road and Street Facilities</b>	<b>2,000</b>	<b>-</b>	<b>2,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Park Facility Management	10,000	7,700	2,300	77.00%
<b>Total Parks and Recreation</b>	<b>10,000</b>	<b>7,700</b>	<b>2,300</b>	<b>77.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,070,493</b>	<b>762,362</b>	<b>308,131</b>	<b>71.22%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	310,480	310,480	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>330,610</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 641,090</b>		

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 17,560	\$ 17,560	0.00%
Special Assmnts- Tax Collector	547,075	556,202	9,127	101.67%
<b>TOTAL REVENUES</b>	<b>547,075</b>	<b>573,762</b>	<b>26,687</b>	<b>104.88%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	170,000	170,000	-	100.00%
Interest Expense	377,075	191,938	185,137	50.90%
<b>Total Debt Service</b>	<b>547,075</b>	<b>361,938</b>	<b>185,137</b>	<b>66.16%</b>
<b>TOTAL EXPENDITURES</b>	<b>547,075</b>	<b>361,938</b>	<b>185,137</b>	<b>66.16%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	211,824	211,824	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>596,554</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 808,378</b>		

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21,019	\$ 21,019	0.00%
Special Assmnts- Tax Collector	515,825	514,017	(1,808)	99.65%
<b>TOTAL REVENUES</b>	<b>515,825</b>	<b>535,036</b>	<b>19,211</b>	<b>103.72%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	200,000	20,000	180,000	10.00%
Interest Expense	315,825	148,003	167,822	46.86%
<b>Total Debt Service</b>	<b>515,825</b>	<b>168,003</b>	<b>347,822</b>	<b>32.57%</b>
<b>TOTAL EXPENDITURES</b>	<b>515,825</b>	<b>168,003</b>	<b>347,822</b>	<b>32.57%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	367,033	367,033	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>639,972</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,007,005</b>		

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,704	\$ 11,704	0.00%
Special Assmnts- Tax Collector	419,850	420,354	504	100.12%
<b>TOTAL REVENUES</b>	<b>419,850</b>	<b>432,058</b>	<b>12,208</b>	<b>102.91%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	110,000	110,000	-	100.00%
Interest Expense	309,850	312,050	(2,200)	100.71%
<b>Total Debt Service</b>	<b>419,850</b>	<b>422,050</b>	<b>(2,200)</b>	<b>100.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>419,850</b>	<b>422,050</b>	<b>(2,200)</b>	<b>100.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,008	10,008	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(1,959)	(1,959)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(1,959)</b>	<b>(1,959)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 8,049	\$ 8,049	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>380,044</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 388,093</b>		

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2018 Capital Projects Fund (300)  
*(In Whole Numbers)*

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

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2020 Capital Projects Fund (301)  
*(In Whole Numbers)*

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



**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 12,298	\$ 12,298	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>12,298</b>	<b>12,298</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,298	12,298	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	1,959	1,959	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,959</b>	<b>1,959</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 14,257	\$ 14,257	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>440,103</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 454,360</b>		

# Bank Account Statement

CYPRESS MILL CDD

Bank Account No. 8876

Statement No. 05-25

Statement Date

05/31/2025

<b>G/L Account No. 101001 Balance</b>	638,024.22	<b>Statement Balance</b>	658,974.99
		<b>Outstanding Deposits</b>	12,025.79
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	671,000.78
<b>Subtotal</b>	638,024.22	<b>Outstanding Checks</b>	-32,976.56
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	638,024.22
<b>Ending G/L Balance</b>	638,024.22		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/01/2025		JE000810	Utility - Electric	Rev Bank rec Adj JE for Jan	2,874.04	2,874.04	0.00
05/07/2025		JE000892	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	763.08	763.08	0.00
05/27/2025		JE000927	District Counsel	Refund Check-Straley	2,253.00	2,253.00	0.00
05/09/2025		JE000961	Rental Income	Deposit	375.00	375.00	0.00
<b>Total Deposits</b>					6,265.12	6,265.12	0.00
<b>Checks</b>							
							0.00
03/27/2025	Payment	300026	TECO ACH	Inv: 030725-9291	-2,874.04	-2,874.04	0.00
04/15/2025	Payment	100105	HOMERIVER GROUP	Inv: 221003	-13,277.89	-13,277.89	0.00
04/15/2025	Payment	100106	SPEAREM ENTERPRISES	Inv: 6201	-150.00	-150.00	0.00
04/24/2025	Payment	100107	SUNCOAST POOL SERVICE	Inv: 10975, Inv: 10918, Inv: 10857	-5,625.00	-5,625.00	0.00
04/24/2025	Payment	100110	PHANTOM FITNESS SERVICES	Inv: 04152025-CMR	-1,458.60	-1,458.60	0.00
04/28/2025	Payment	100111	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11474, Inv: SA-11476, Inv: SA-11484	-30,295.00	-30,295.00	0.00
04/29/2025	Payment	300032	BOCC ACH	Inv: 042325-6494	-1,116.48	-1,116.48	0.00
04/30/2025	Payment	100112	STRALEY ROBIN VERICKER	Inv: 26423-1	-2,253.00	-2,253.00	0.00
04/30/2025	Payment	100113	PHANTOM FITNESS SERVICES	Inv: INV02262025-CM	-414.38	-414.38	0.00
05/01/2025	Payment	100114	STRALEY ROBIN VERICKER	Inv: 26423	-2,253.00	-2,253.00	0.00
05/01/2025	Payment	100115	STANLEY STEEMER INTERNATIONAL INC	Inv: 13107830-14	-207.00	-207.00	0.00
05/01/2025	Payment	100116	BUSINESS OBSERVER INC	Inv: 25-01154H	-67.81	-67.81	0.00
05/07/2025	Payment	100117	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11748-1, Inv: SA-11779-1	-19,779.80	-19,779.80	0.00

# Bank Account Statement

CYPRESS MILL CDD

Bank Account No. 8876

Statement No. 05-25

Statement Date

05/31/2025

05/07/2025	Payment	100118	GRAU AND ASSOCIATES	Inv: 27360	-600.00	-600.00	0.00
05/07/2025	Payment	100119	SUNCOAST POOL SERVICE	Inv: 11097	-1,875.00	-1,875.00	0.00
05/07/2025	Payment	100120	SITEX AQUATICS LLC	Inv: 10032-B	-1,065.00	-1,065.00	0.00
05/07/2025	Payment	100121	ALVAREZ PLUMBING COMPANY	Inv: 65618	-1,080.00	-1,080.00	0.00
05/07/2025	Payment	100122	COMPLETE I.T CORP	Inv: 16397	-99.00	-99.00	0.00
05/07/2025	Payment	100123	PHANTOM FITNESS SERVICES	Inv: 05022025-CMB	-491.13	-491.13	0.00
05/09/2025	Payment	100124	JOHN CHRISTOPHER SHELTON	Inv: 050525-1	-434.75	-434.75	0.00
05/09/2025	Payment	1852	JASON ROBARE	Check for Vendor V00040	-200.00	-200.00	0.00
05/12/2025	Payment	1853	JOHN STEVEN ZANIKOS	Check for Vendor V00065	-200.00	-200.00	0.00
05/14/2025	Payment	1854	CYPRESS MILL CDD	Check for Vendor V00023	-444.52	-444.52	0.00
05/14/2025	Payment	100125	INFRAMARK LLC	Inv: 148994	-4,945.83	-4,945.83	0.00
05/16/2025	Payment	100126	COMPLETE I.T CORP	Inv: 16429	-330.00	-330.00	0.00
05/20/2025	Payment	100127	STRALEY ROBIN VERICKER	Inv: 26564	-1,202.50	-1,202.50	0.00
05/20/2025	Payment	300033	TECO ACH	Inv: 050625-5825 ACH	-11,244.02	-11,244.02	0.00
05/27/2025	Payment	300034	TECO ACH	Inv: 050725-7103 ACH	-181.63	-181.63	0.00
05/27/2025	Payment	300035	TECO ACH	Inv: 050725-1113 ACH	-1,273.74	-1,273.74	0.00
05/27/2025	Payment	300036	TECO ACH	Inv: 050725-3471 ACH	-28.83	-28.83	0.00
05/27/2025	Payment	300037	TECO ACH	Inv: 050725-9291	-2,698.63	-2,698.63	0.00
05/23/2025	Payment	300040	WASTE MANAGEMENT - ACH	Inv: 0148398-2206-2 ACH	-636.76	-636.76	0.00
<b>Total Checks</b>					-108,803.34	-108,803.34	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
04/15/2025	Payment	1848	HAROLD ANTHONY SEABROOK	Payment of Invoice 001383	-200.00
04/25/2025	Payment	300028	TECO ACH	Inv: 040725-9291	-2,698.63
05/09/2025	Payment	1851	HAROLD ANTHONY SEABROOK	Check for Vendor V00035	-200.00
05/27/2025	Payment	100128	HOMERIVER GROUP	Inv: 225272	-12,208.23

# Bank Account Statement

CYPRESS MILL CDD

**Bank Account No.** 8876

**Statement No.** 05-25

**Statement Date**

05/31/2025

05/27/2025	Payment	100129	ADMIRAL FURNITURE LLC	Inv: 051925-	-1,935.10
<b>Total Outstanding Checks</b>					-32,976.56

**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
02/01/2025	JE000808	Rev Bank rec Adj JE for Jan	640.75
<b>Total Outstanding Deposits</b>			12,025.79