

**Cypress Mill  
Community Development District**

**August 14, 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

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

**Regular Meeting Agenda**

Thursday, August 14, 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. Staff Reports**

A. District Counsel

B. District Manager

- i. Consideration of Resolution 2025-08 Adopting the Meeting Schedule for Fiscal Year 2025/2026
- ii. Consideration of Resolution 2025-09 Goals and Objectives for Fiscal Year 2025/2026
- iii. Discussion of Folio Management Contract
- iv. Discussion of Inframark Management Contract

C. Field Manager

- i. Field Inspection Report – July 2025
- ii. Estimate for Windscreen from Danielle Fence Mfg. Co.
- iii. Estimate for ADA Playground Wood Mulch from Steadfast Alliance
- iv. Steadfast Alliance Estimate #EST-SCA2190 for Islands
- v. Steadfast Alliance Estimate #EST-SCA2175 for Brown River Rock for Pool Area
- vi. Steadfast Alliance Estimate #EST-SCA2191 for Signs

D. District Engineer

**4. Business Items**

**5. Consent Agenda**

- A. Consideration of Board of Supervisors' Minutes of the July 10, 2025 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures for June 2025

**6. Board of Supervisors' Requests and Comments**

**7. Public Comments**

**8. Adjournment**

The next CDD Regular Meeting is scheduled to be held on Thursday, September 11, 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**

**3Bi.**

**RESOLUTION 2025-08**

**A RESOLUTION OF THE CYPRESS MILL COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL  
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

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

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

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF AUGUST, 2025.**

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

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Alba Sanchez  
Assistant Secretary

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Anthony Seabrook  
Chairman

*Proposed*  
 Notice of Fiscal Year 2026 Meetings  
 Cypress Mill  
 Community Development District

The Board of Supervisors of the Cypress Mill Community Development District will hold the meetings for Fiscal Year 2026 at the Offices of Inframark, 2005 Pan Am Circle Tampa, Florida 33607 on the second Thursday of every month at 9:30 a.m. as follows:

October 9, 2025  
 November 13, 2025  
 December 11, 2025  
 January 8, 2026  
 February 12, 2026  
 March 12, 2026  
 April 9, 2026  
 May 14, 2026 (preliminary 2027 budget)  
 June 11, 2026  
 July 9, 2026  
 August 13, 2026 (adopt the 2027 budget)  
 September 10, 2026

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Alba Sanchez  
 District Manager

**3Bii.**

## RESOLUTION 2025-09

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

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

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

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

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

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

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

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



**PASSED AND ADOPTED** this 14<sup>th</sup> day of August, 2025.

**ATTEST:**

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting

## **Exhibit A**

**Cypress Mill Community Development District (“District”)  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2025 – September 30, 2026**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of twelve Board meetings were held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third-party vendor.

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections** **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District's engineer.

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

**Achieved:** Yes ☐ No ☐

#### **SIGNATURES:**

Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name:

Cypress Mill Community Development District

Assistant Secretary: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: Alba Sanchez

Cypress Mill Community Development District

**3Ci.**

Nathaniel Montagna  
Inframark

# CYPRESS MILL

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Field Inspection - **Steadfast**

Monday, July 28, 2025

11 Items Identified

Green- completed

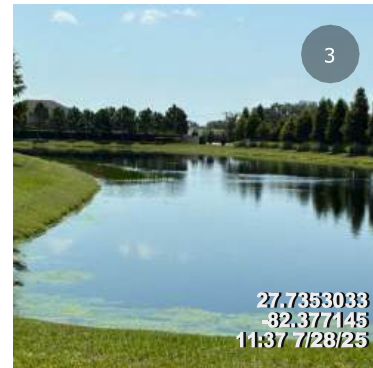
Orange- scheduled

Red- Attention needed

## ITEM 1- POND 1 AND 3

Assigned To: Sitex Aquatics

Heavy algae present - **send treatment date.**



## ITEM 2- ENTRANCE ON 19TH AVE NE

Assigned To: Steadfast

Entrance beds - **well maintained**

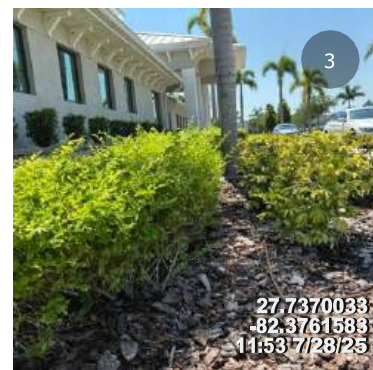
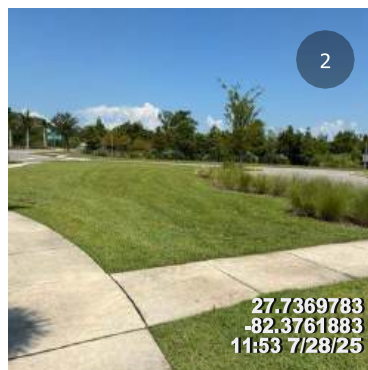
Sidewalk Edging- **well maintained**



## ITEM 3- CLUB HOUSE

Assigned To: Steadfast

Club house is **well maintained**

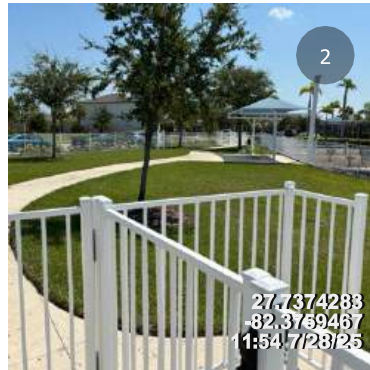




## ITEM 4- DOG PARK

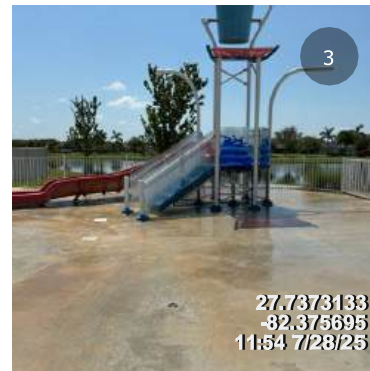
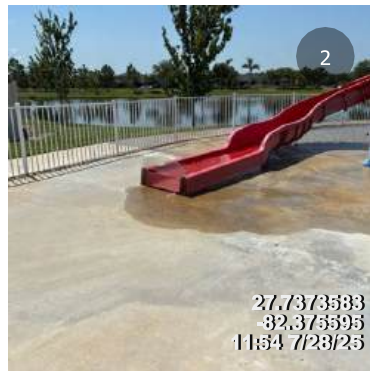
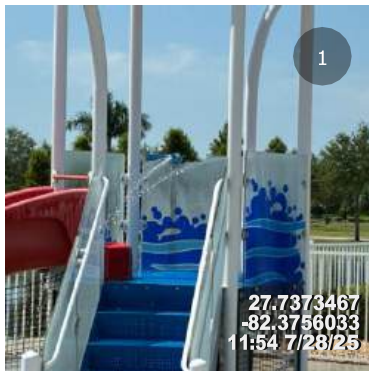
Assigned To: Steadfast

Dog park well maintained



## ITEM 5- SPLASH PARK

Splash park is operational



## ITEM 6- COURTS

Courts clean no damage or trash present



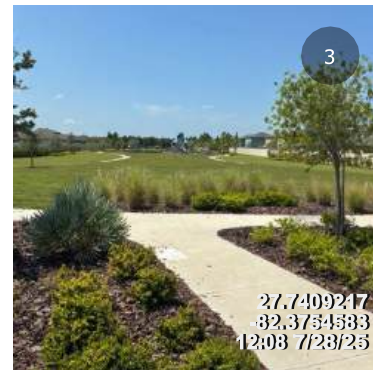
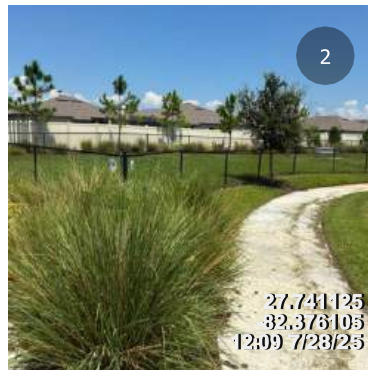


## ITEM 7- KING CREEK DR

Assigned To: Steadfast

Dog park well maintained

Community park well maintained

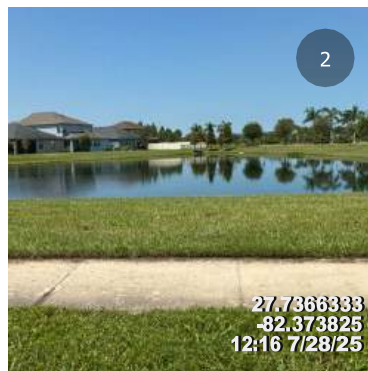
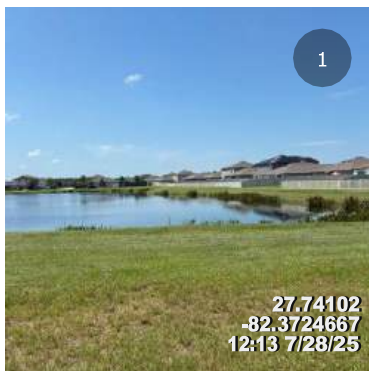


## ITEM 8- ALL PONDS

Assigned To: Steadfast And Sitex Aquatics

All landscaping around ponds is well maintained

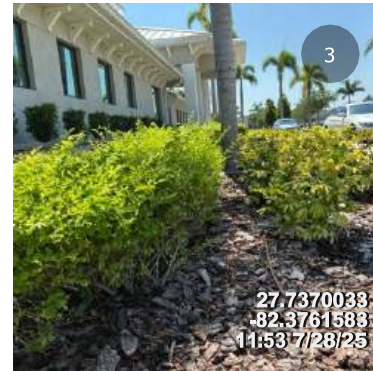
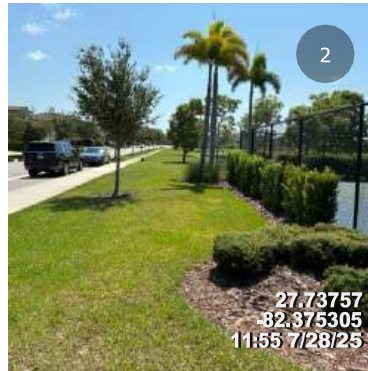
Algae present in all ponds



## ITEM 9- WASH ISLAND DR AND THROUGHOUT COMMUNITY

Assigned To: Steadfast

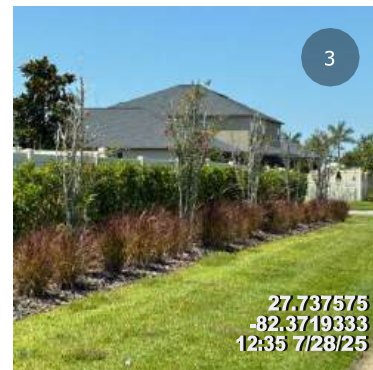
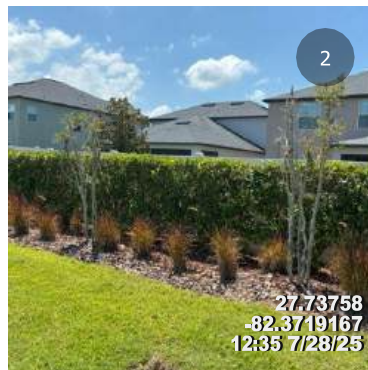
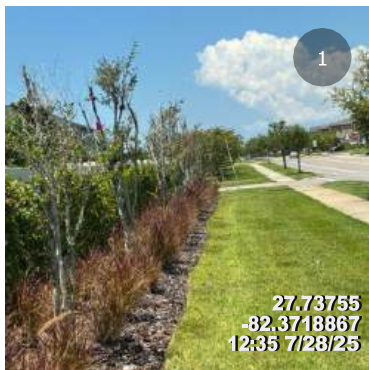
Please keep all hedges even throughout community



## ITEM 10- CAMP ISLAND AVE

Assigned To: Steadfast

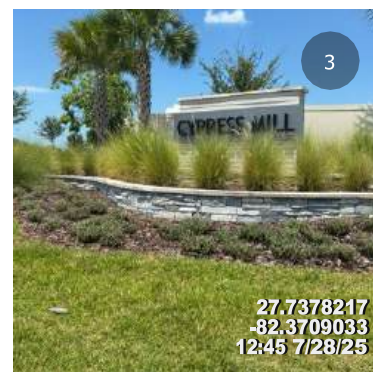
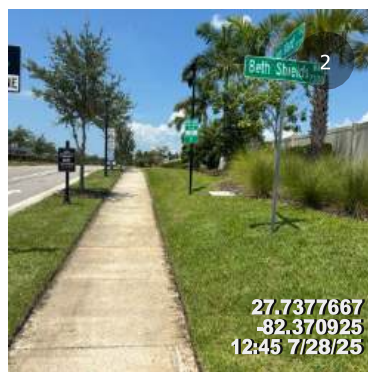
Please investigate the issue with trees



## ITEM 11- BETH SHIELDS WAY ENTRANCE

Assigned To: Steadfast

Well maintained



**3Cii.**





July 1, 2025

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

Job Site: Cypress Mill Clubhouse  
15231 Miller Creek Dr  
Sun City Center FL 33573

Thank you for the opportunity to offer you an estimate for your fencing needs located at the job site listed above. Please accept this letter as our Proposal / Contract for your review.

Total Estimate: \$2,390.00

- Install 200 Black Wind Screen 8'H x 50'W 90% Sewn Grmt T&B  
Hog Rings 9g

**Note: Please note that windsreen adds wind resistance to the fence. In high Wind areas or during storms, this may lead to increased strees on fence posts and framing. Which could result in damage. Danielle fence is not responsible for damages by weather related events.**

*Price includes tax, materials and installation.*

**Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Cathy/Richard

**3Ciii.**

# Review and accept your estimate

Dear Alba,

Your estimate from Steadfast Alliance is ready for review.

**ADA Playground Wood Mulch Benefits:**

- **Made only from IPEMA Certified Engineered Mulch Wood Fiber.**
- **Does not contain twigs, bark, leaf debris, or other organic material.**
- **Random sized pieces of wood comply with ASTM F-2075-10a sizing requirements.**
- **Shock absorption qualifying for ASTM F1292-09 Standard for Impact Attenuation.**
- **Wheelchair Accessible qualifying for ASTM 1951-09b standards.**

To view the full estimate or download a PDF copy, please click the button below. This will take you to our secure client portal, where you can accept and sign your estimate. If you are asked for your email address to sign in, please use [alba.sanchez@inframark.com](mailto:alba.sanchez@inframark.com).

<b>Estimate</b>		<b>\$7,875.00</b>
Cypress Mills CDD:SM1039 Cypress Mill CDD Maintenance		Total (USD)
<hr/>		
<b>Estimate #:</b>	<b>Date:</b>	<b>Due date:</b>
EST-SCA2045	Wednesday, July 2, 2025	Friday, August 1, 2025

[View & accept](#)

If you have any concerns or need additional information, please don't hesitate to reach out to us.

Thank you for your business,

Steadfast Alliance  
[rbible@steadfastalliance.com](mailto:rbible@steadfastalliance.com)  
844-347-0702

**Why am I getting this email?**

This email was sent to [alba.sanchez@inframark.com](mailto:alba.sanchez@inframark.com). Our system has you listed as a contact that should receive billing notifications.  
If you would like to opt out of these emails, please contact us by replying to this email, or sign in using the link above and edit your profile.

**3Civ.**



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

<b>DATE</b>	<b>DUE</b>	<b>ESTIMATE #</b>
8/1/2025	8/31/2025	EST-SCA2190

## 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

DESCRIPTION	QTY	RATE	AMOUNT
Island 1 Liriope	36.00	10.00	360.00
Labor Island 1	6.00	50.00	300.00
Island 2 Star Jasmine	5.00	21.00	105.00
Island 2 Crape Myrtles	2.00	240.00	480.00
Island 2 Americana Agave	5.00	240.00	1,200.00
Island 2 Labor	12.00	50.00	600.00
Island 3 Pond Jasmine	50.00	8.00	400.00
Island 3 Agave	4.00	240.00	960.00
Island 3 Bougainvillea	50.00	21.00	1,050.00
Island 3 Labor	21.00	50.00	1,050.00
Island 4 Agave	6.00	240.00	1,440.00
Island 4 Bougainvillea	24.00	21.00	504.00





Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE	DUE	ESTIMATE #
8/1/2025	8/31/2025	EST-SCA2190

## 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

DESCRIPTION	QTY	RATE	AMOUNT
Island 4 Labor	12.00	50.00	600.00
Island 5 Agave	8.00	240.00	1,920.00
Island 5 Bougainvillea	28.00	21.00	588.00
Island 5 Labor	14.00	50.00	700.00
Island 6 Agave	3.00	240.00	720.00
Island 6 Bougainvillea	12.00	21.00	252.00
Island 6 Labor	12.00	50.00	600.00
Island 7 Agave	3.00	240.00	720.00
Island 7 Bougainvillea	12.00	210.00	2,520.00
Island 7 Labor	12.00	50.00	600.00
Islands Mulch	20.00	60.00	1,200.00



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

<b>DATE</b>	<b>DUE</b>	<b>ESTIMATE #</b>
8/1/2025	8/31/2025	EST-SCA2190

## 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

DESCRIPTION	QTY	RATE	AMOUNT
Islands Brown River Rock	4.00	380.00	1,520.00
Islands 1-5. Islands 6 & 7 T&M.	14.00	85.00	1,190.00
Irrigation Parts Islands 1-5. 6 & 7 T&M.	4.00	100.00	400.00

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

**TOTAL** **21,979.00**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

## Cypress Mills Island Map



## Island Roots



**3Cv**



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

**DATE** 7/30/2025 **DUE** 8/29/2025 **ESTIMATE #** EST-SCA2175

## 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

DESCRIPTION	QTY	RATE	AMOUNT
3/4" Brown River Rock	1.50	380.00	570.00
Maintenance Labor	12.00	50.00	600.00
Landscape Edging	3.00	65.00	195.00
Scope: -Install black metal edging. - Install Brown River Rock in front of the pool pump gate to prevent wash-out. - Install Brown River Rock along fence by splash pad to prevent wash-out from bucket that dumps.			

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

**TOTAL** **1,365.00**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_





**3Cvi**



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE	DUE	ESTIMATE #
8/3/2025	9/2/2025	EST-SCA2191

## 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

DESCRIPTION	QTY	RATE	AMOUNT
Sign 1 Jasmine	60.00	8.00	480.00
Sign 1 Lily	5.00	21.00	105.00
Sign 1 Labor	12.00	50.00	600.00
Sign 2 Agave	2.00	475.00	950.00
Sign 2 annuals	150.00	3.00	450.00
Sign 2 Grasses	5.00	18.00	90.00
Sign 2 Lily	3.00	21.00	63.00
Sign 2 Copper Leaf	22.00	65.00	1,430.00
Sign 2 Firebush	32.00	65.00	2,080.00
Sign 2 Labor	20.00	50.00	1,000.00
Sign 3 Blue Daze	60.00	21.00	1,260.00
Sign 3 Firebush	25.00	65.00	1,625.00





Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

**DATE** 8/3/2025 **DUE** 9/2/2025 **ESTIMATE #** EST-SCA2191

## 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

DESCRIPTION	QTY	RATE	AMOUNT
Sign 3 Labor	14.00	50.00	700.00
Three signs irrigation labor	9.00	85.00	765.00
Three signs Irrigation Parts	3.00	100.00	300.00
Three Signs Mulch	5.00	60.00	300.00

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

**TOTAL** **12,198.00**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

Sign 1



Sign 2



Sign 3



# **Fifth Order of Business**

**5A**

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

The regular meeting of the Board of Supervisors of Cypress Mill Community Development District was held on Thursday, July 10, 2025, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Anthony Seabrook	Chairperson
Jason Robare	Vice Chairperson
John 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
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 the Adoption of the  
Fiscal Year 2026 Budget**

**A. Discussion of the FY2026 Budget**

On MOTION by Mr. Seabrook seconded by Mr. Zankos, with all in favor, opening the public hearing was approved. 4-0
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**B. Consideration of Resolution 2025-06; Adopting the Fiscal Year 2026 Budget**

On MOTION by Mr. Zankos seconded by Mr. Sharp, with all in favor, Resolution 2025-06 adopting a budget for fiscal year beginning October 1, 2025 and ending September 30, 2026 was adopted. 4-0
---

**C. Consideration of Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2026**



July 10, 2025

CYPRESS MILL CDD

On MOTION by Mr. Zankos seconded by Mr. Seabrook, with all in favor, Resolution 2025-07 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 an effective date, was adopted. 4-0

On MOTION by Mr. Seabrook seconded by Mr. Zankos, with all in favor, closing the public hearing was approved. 4-0

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel**

##### **i. Food Truck Agreement**

The Food Truck Agreement will be uploaded to the website in PDF format for vendors to download if needed.

##### **B. District Manager**

No report.

##### **C. Field Manager**

##### **i. Field Inspection Report-June 2025 – Steadfast**

Mr. Young commented on the field inspection report.

##### **ii. Estimate #45300 from Pro Playgrounds for Replacement Shade**

##### **iii. Estimate #318 from Shady Sails for Shade Sail and Installation**

The two estimates listed above were reviewed and the Board asked for additional quotes for the playground sun sails. Management will secure.

##### **D. District Engineer**

No report.

#### **FIFTH ORDER OF BUSINESS**

#### **Business Items**

None.

#### **SIXTH ORDER OF BUSINESS**

#### **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**

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

#### **SEVENTH ORDER OF BUSINESS**

#### **Board of Supervisors' Requests and Comments**

Mr. Seabrook directed Management to continue to contact Flock for an update.

July 10, 2025

CYPRESS MILL CDD

89 ASP Pool Proposal – The Board gave the Chair authority to review all incoming  
 90 proposals and enter into an agreement once reviewed.  
 91 Once the Chair approves the final contract, District Counsel will draft a formal  
 92 agreement.

93 On MOTION by Mr. Zanikos seconded by Mr. Sharp, with all in  
 94 favor, granting authority to the Chairman to review all incoming  
 95 pool proposals and entering into an agreement once the proposals  
 96 are reviewed was approved, upon approval, District Counsel will  
 97 draft a formal agreement. 4-0

98  
 99 **EIGHTH ORDER OF BUSINESS**

**Public Comments**

100 There were none.

101  
 102 **NINTH ORDER OF BUSINESS**

**Adjournment**

103  
 104 On MOTION by Mr. Seabrook seconded by Mr. Zanikos, with all  
 105 in favor, the meeting was adjourned at 10:52 a.m. 4-0

106  
 107  
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 \_\_\_\_\_  
 Anthony Seabrook  
 Chairman



**5B**

<b>CYPRESS MILL CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
COMPLETE I.T CORP	6/1/2025	16689	\$99.00	\$99.00	password and rewsset
INFRAMARK LLC	6/1/2025	150736	\$562.50		ACCT SVCS
INFRAMARK LLC	6/1/2025	150736	\$1,050.00	\$1,612.50	DISSEMINATION SVCS
NEPTUNE MULTI SERVICES LLC	6/5/2025	0053866	\$520.00	\$520.00	janitorial
SITEX AQUATICS LLC	6/1/2025	10070-B	\$1,065.00	\$1,065.00	AQUATIC MAINT.
SPEAREM ENTERPRISES	6/26/2025	6228	\$150.00	\$150.00	DOG WASTE STATIONS
STEADFAST CONTRACTORS ALLIANCE	6/1/2025	SA-12512	\$18,271.00	\$18,271.00	LANDSCAPE MAINT
SUNCOAST POOL SERVICE	4/1/2025	11030	\$1,875.00	\$1,875.00	POOL SERVICE
<b>Monthly Contract Subtotal</b>			<b>\$23,592.50</b>	<b>\$23,592.50</b>	
<b>Variable Contract</b>					
FLOCK GROUP INC	6/25/2025	INV-68045	\$4,578.72	\$4,578.72	CAMERAS
FLORIDA DEPARTMENT OF	6/30/2025	063025-	\$150.00	\$150.00	certificate
<b>Variable Contract Subtotal</b>			<b>\$4,728.72</b>	<b>\$4,728.72</b>	
<b>Utilities</b>					
TECO ACH	6/6/2025	060625-7103 ACH	\$184.90	\$184.90	ELECTRIC
TECO ACH	6/6/2025	060625-9291 ACH	\$2,698.63	\$2,698.63	ELECTRIC
TECO ACH	6/6/2025	060625-1113 ACH	\$1,276.53	\$1,276.53	ELECTRIC
TECO ACH	6/6/2025	060625-3471 ACH	\$30.93	\$30.93	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$4,190.99</b>	<b>\$4,190.99</b>	

<b>CYPRESS MILL CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Regular Services</b>					
BUSINESS OBSERVER INC	5/30/2025	25-01543H	\$107.19	\$107.19	advertisement
Dhessielyn Vanzuala Hammonds	6/18/2025	061825	\$250.00	\$250.00	REFUND OF PARTY RENTAL
HAROLD ANTHONY SEABROOK	6/12/2025	HS-061225	\$200.00	\$200.00	BOARD 6/12/25
INFRAMARK LLC	6/1/2025	150736	\$3,333.33	\$3,333.33	DIST MGMT
JASON ROBARE	6/12/2025	JR-061225	\$200.00	\$200.00	BOARD 6/12/25
JOHN STEVEN ZANIKOS	6/12/2025	JZ-061225	\$200.00	\$200.00	BOARD 6/12/25
NEPTUNE MULTI SERVICES LLC	6/5/2025	0053867	\$561.60	\$561.60	porter services
PHANTOM FITNESS SERVICES	5/29/2025	INV05292025-CM	\$414.38	\$414.38	pm maint for gym equipment
STEADFAST CONTRACTORS ALLIANCE	5/30/2025	SA-12454	\$868.87	\$868.87	LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	6/11/2025	SA-12855	\$2,720.00	\$2,720.00	LANDSCAPE MAINT
STEADFAST CONTRACTORS ALLIANCE	6/12/2025	SA-12858	\$792.80	\$792.80	LANDSCAPE MAINT
STRALEY ROBIN VERICKER	6/20/2025	26734	\$1,327.50	\$1,327.50	PROFESSIONAL SERVICES
WILLIAM LEWIS SHARP	6/12/2025	WS-061225	\$200.00	\$200.00	BOARD 6/12/25
<b>Regular Services Subtotal</b>			<b>\$11,175.67</b>	<b>\$11,175.67</b>	
<b>Additional Services</b>					
CYPRESS MILL CDD	6/9/2025	06092025 - 726	\$1,007.96		SERIES 2018 FY 25 TAX DIST ID DIST 627
CYPRESS MILL CDD	6/9/2025	06092025 - 726	\$931.51		SERIES 2020 FY25 TAX DIST ID DIST 726
CYPRESS MILL CDD	6/9/2025	06092025 - 726	\$761.78	\$2,701.25	SERIES 2023 FY25 TAX DIST ID DIST 726
<b>Additional Services Subtotal</b>			<b>\$2,701.25</b>	<b>\$2,701.25</b>	
<b>TOTAL</b>			<b>\$46,389.13</b>	<b>\$46,389.13</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 #	16689
Invoice Date	06-01-25
<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

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



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#**

150736

**CUSTOMER ID**

C2296

**PO#****DATE**

6/1/2025

**NET TERMS**

Net 60

**DUE DATE**

7/31/2025

Services provided for the Month of: June 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>

**Subtotal** \$4,945.83

**Tax** \$0.00

**Total Due** \$4,945.83

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

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

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

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

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

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



## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569-2939  
Neptunemts@gmail.com  
neptunemts@gmail.com  
813-778-9857

## Invoice

Invoice No: 0053866  
Date: 06/05/2025  
Terms: NET 14  
Due Date: 06/19/2025

Bill To: Cypress Mill CDD  
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Porter Service Feb 2025	1	\$520.00	\$520.00

### Payment Instructions

Cashapp \$neptunejku



Subtotal	\$520.00
TAX 0%	\$0.00
Total	\$520.00
Paid	\$0.00

**Balance Due \$520.00**

Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053866 on 06/05/2025

Balance Due \$520.00

Paid

Received From: Cypress Mill CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





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.: 10070-B  
Terms: Net 30  
Invoice date: 06/01/2025  
Due date: 07/01/2025

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

**INVOICE**

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

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



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

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

**Invoice details**

Invoice no.: 6228  
Terms: Net 15  
Invoice date: 06/26/2025  
Due date: 07/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Labor</b>	4/16/25 to 5/16/25 Empty 2 dog waste cans and one trash can 1 time per week, price includes trash bags and mutt mits	4	\$37.50	\$150.00

**Total** **\$150.00**

**Note to customer**

Thank You! We Appreciate Your Business.



# Steadfast Alliance

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

Agenda Page 51

## Invoice

Date	Invoice #
6/1/2025	SA-12512

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 June 2025				0.00
1					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
1	Addendum #1		0.00		0.00
1					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
1					0.00
1	Landscape Maintenance for new pond banks		360.00		360.00
1					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
1	Addendum #2		0.00		0.00
1					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.

Total
Payments/Credits
Balance Due



# Steadfast Alliance

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

## Invoice

Date	Invoice #
6/1/2025	SA-12512

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
1	Amenity Center		0.00		0.00
1					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 #
4/1/2025	11030

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

P.O. No.	Terms	Project
April 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



# INVOICE

**Flock Group Inc dba Flock Safety**  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number: INV-68045  
 Invoice Date: 6/25/2025  
 Due Date: 7/10/2025  
 Payment Terms: Net 15  
 PO#:

**Bill To:** FL - Cypress Mill CDD  
 Wesley Chapel, Florida, 33544

**Ship To:** FL - Cypress Mill CDD  
 2654 Cypress Ridge Boulevard, Suite 101  
 Zephyrhills, Florida 33544

Billing Company Name: FL - Cypress Mill CDD  
 Billing Contact Name: Alba Marissa Sanchez  
 Billing Email Address: alba.sanchez@inframark.com

Payment Terms: Net 15  
 Contracted Billing Structure: Annual

**Notes:**

*Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.*

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Dual Solar Video Camera - Fixed, fka Dual Solar Condor Fixed	1	\$0.00	\$0.00	\$0.00
Solar Video Camera Fixed, fka Condor	2	\$1,839.36	\$0.00	\$3,678.72
Professional Services - Bundle Implementation Fee	1	\$900.00	\$0.00	\$900.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.  
 Link to Location of Services: <https://planner.flocksafety.com/public/11c23eb6-4605-4654-bed0-8c494c45e1c0>

**Subtotal:** \$4,578.72  
**Sales Tax:** \$0.00  
**Credit:** \$0.00  
**Payments:** \$0.00  
**Balance Due:** \$4,578.72

**If you have questions about your invoice or need to update your billing contact information, please email [billing@flocksafety.com](mailto:billing@flocksafety.com) or call 866-901-1781, option 3.**



# INVOICE

**Flock Group Inc dba Flock Safety**  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number: INV-68045  
 Invoice Date: 6/25/2025  
 Due Date: 7/10/2025  
 Payment Terms: Net 15  
 PO#:

## Payment Remittance Information

### Pay by Check:

Payable to: Flock Group Inc  
 Memo: INV-68045  
 Mail to: PO Box 121923  
 Dallas, TX 75312-1923

*If paying by check, please include the remittance slip below.*

### Pay by ACH:

Account Legal Name: Flock Group Inc.  
 Account Number: 3302113966  
 Account Type: Checking  
 Routing / SWIFT Code: 121140399 / SVBKUS6S

*If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.*

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....  
 Detach and Return with Payment

### Make Checks Payable to: Flock Group Inc

If sending via Flock Group Inc  
 USPS: PO Box 121923  
 Dallas, TX 75312-1923

Or

If sending via Flock Group Inc  
 UPS, FedEx or 891923  
 USPS: 885 East Collins Boulevard,  
 Suite 110  
 Richardson, TX 75081

Account: FL - Cypress Mill CDD

Invoice # INV-68045

Amount Due: **\$4,578.72**

Amount Enclosed: \$ \_\_\_\_\_



**State of Florida  
Department of Health  
Notification of Fees Due**

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

Billing Code: 29-BID-7841752  
Fee Amount: \$150.00

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

Total Amount Due: \$150.00

**Payment Due 06/30/2025 Upon Receipt**

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

**[Please detach this portion and return with your payment]**

Please verify all information, making changes as necessary, sign and return to Hillsborough County

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

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

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

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

[Environmental Health Division - Account Information Copy]



**State of Florida  
Department of Health  
Notification of Fees Due**

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

Billing Code: 29-BID-7841752  
Fee Amount: \$150.00

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

Total Amount Due: \$150.00  
**Payment Due 06/30/2025 Upon Receipt**

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.  
[Business Office - Cashiering & Accounting Copy]



**CREDIT CARD PROCESSING SHEET**

Please make sure that you complete the following sheet when accepting all credit card payments. We only accept Visa and MasterCard.

Date: \_\_\_\_\_

EHD Permit #/SDW PWS #

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Address (if no permit #) \_\_\_\_\_

Credit Card Type: \_\_\_\_\_ Visa \_\_\_\_\_ MasterCard

Credit Card #: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ / \_\_\_\_\_

CVV: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Service: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: (\_\_\_\_\_) \_\_\_\_\_ Taken By: \_\_\_\_\_



For Department Use Only

Agenda Page 58

Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)

- ☐ Initial Permit      ☐ Modification  
☐ Transfer, change of owner or name  
☐ Renewal

Operating Permit # 29 -60-

## STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

1. Project /Facility Name: \_\_\_\_\_ County: \_\_\_\_\_

Address of Pool: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Owner Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Building Dept. Name: \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_ ( ) \_\_\_\_\_  
Phone Number

4. Design Engineer/Architect Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Pool Water Source (Name of Public Water System): \_\_\_\_\_

6. Lighting (check one): ( ) No Night Swimming  
( ) Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater  
( ) Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool \_\_\_\_\_ Spa Pool \_\_\_\_\_ Other \_\_\_\_\_

8. Pool Bathing Load: \_\_\_\_\_ Number & Type of Dwelling Units Served: \_\_\_\_\_

9. Pool Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area: \_\_\_\_\_ Perimeter: \_\_\_\_\_ Depth: Max. \_\_\_\_\_ Min. \_\_\_\_\_

10. Water Treatment Equipment Manufacturer and Model:

(A) Recirculation Pump: \_\_\_\_\_ Flow \_\_\_\_\_ GPM At \_\_\_\_\_ TDH HP \_\_\_\_\_

(B) Filter: \_\_\_\_\_ Area: \_\_\_\_\_ Sq. Ft. Flow Capacity \_\_\_\_\_ GPM

(C) Disinfection Equipment: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD) or (PPD)

(Secondary Disinfection if Applicable): \_\_\_\_\_

(D) pH Adjustment Feeder: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD)

(E) Test Kit: \_\_\_\_\_

11. Other Equipment Details: \_\_\_\_\_

REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### **CERTIFICATION OF OWNER**

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_  
(Print or type)

Title: \_\_\_\_\_  
(Print or type) If not the Owner, attach authorization from Owner

### **THIS SECTION FOR DOH USE ONLY:**

Building Department Construction Approval Date: \_\_\_\_\_ Approval Number: \_\_\_\_\_

### **CERTIFICATION OF INSPECTION**

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

\_\_\_\_\_  
Signature DOH Engineer/Authorized Staff

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

[ ] Change data entered into EHD by \_\_\_\_\_ on \_\_\_\_\_

### **Instructions- Before submitting application to DOH:**

**For Initial Permit:** Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

**For Modification:** Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

**For Transfer:** Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

**For Renewal:** Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



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

Statement Date: June 06, 2025  
Agenda Page 60

Amount Due: \$184.90

Due Date: June 27, 2025  
Account #: 211032557103

DO NOT PAY. Your account will be drafted on June 27, 2025

## Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$181.63
Payment(s) Received Since Last Statement	-\$181.63
Current Month's Charges	\$184.90

Amount Due by June 27, 2025 \$184.90

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

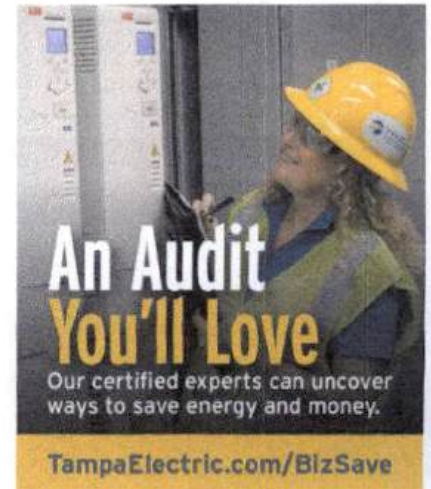
## Your Energy Insight



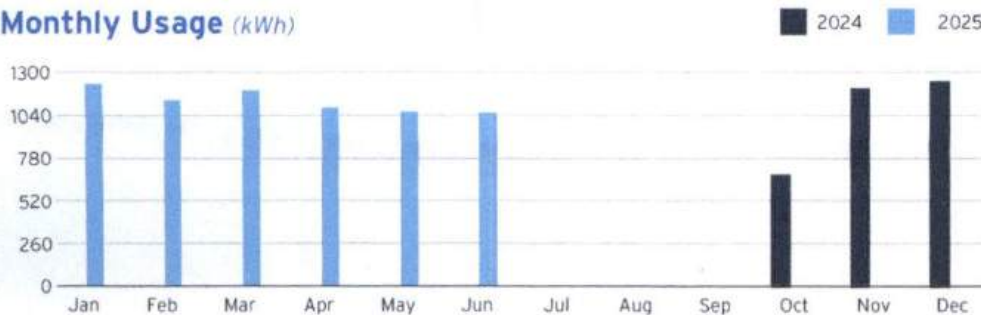
Your average daily kWh used was 8.33% lower than it was in your previous period.



Scan here to view your account online.



## Monthly Usage (kWh)



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



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

Account #: 211032557103  
Due Date: June 27, 2025



Pay your bill online at [TampaElectric.com](https://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: \$184.90

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

687186626026

Your account will be  
drafted on June 27, 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  
LIFT STN, RUSKIN, FL 33573-0174

**Account #:** 211032557103  
**Statement Date:** June 06, 2025  
**Charges Due:** June 27, 2025

## Meter Read

**Meter Location:** LIFT STATION

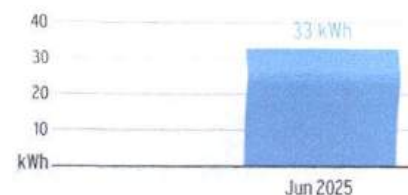
**Service Period:** May 02, 2025 - Jun 02, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851610	06/02/2025	70,560	69,503	1,057 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,057 kWh @ \$0.08641/kWh	\$91.34
Fuel Charge	1,057 kWh @ \$0.03391/kWh	\$35.84
Storm Protection Charge	1,057 kWh @ \$0.00577/kWh	\$6.10
Clean Energy Transition Mechanism	1,057 kWh @ \$0.00418/kWh	\$4.42
Storm Surcharge	1,057 kWh @ \$0.02121/kWh	\$22.42
Florida Gross Receipt Tax		\$4.62

### Electric Service Cost

**\$184.90**

**Total Current Month's Charges**

**\$184.90**

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

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





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

Statement Page 62  
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  
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)

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



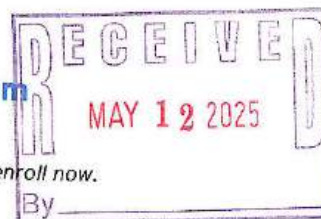
To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008949291

Due Date: May 28, 2025

**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.



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 63  
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

## 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%.

	<b>Electric Charges</b>	
	<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>	
	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**

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Tampa, FL 33601-0111

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: June 06, 2025  
Agenda Page 64

Amount Due: \$1,276.53

Due Date: June 27, 2025

Account #: 211030331113

DO NOT PAY. Your account will be drafted on June 27, 2025

## Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$1,273.74

Payment(s) Received Since Last Statement -\$1,273.74

Current Month's Charges \$1,276.53

Amount Due by June 27, 2025 \$1,276.53

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

## Your Energy Insight



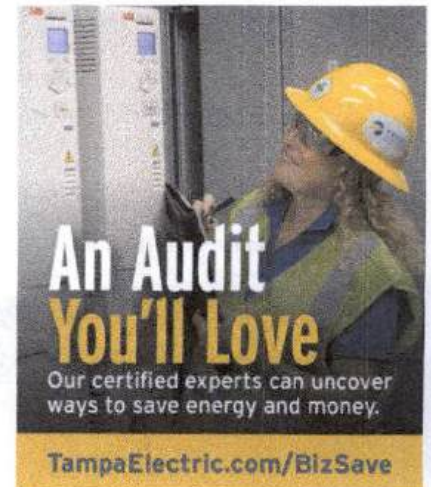
Your average daily kWh used was **16.39% lower** than the same period last year.



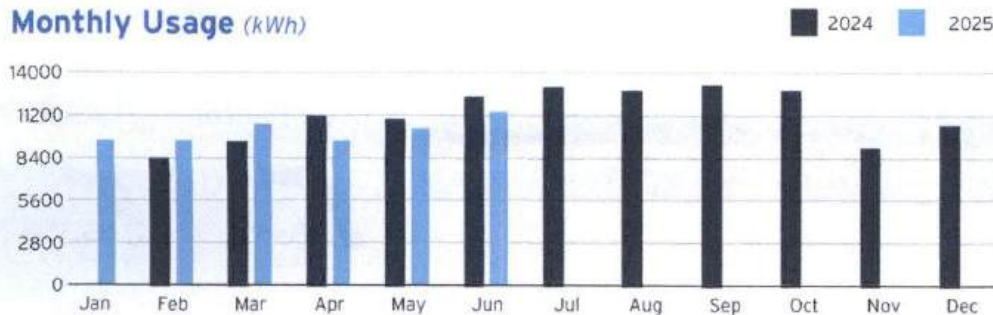
Your peak billing demand was **12.9% lower** than the same period last year.



Scan here to view your account online.



## Monthly Usage (kWh)



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



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



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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.



Account #: 211030331113

Due Date: June 27, 2025

Amount Due: \$1,276.53

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

688421172233

Your account will be  
drafted on June 27, 2025

00003973 FTECO106072504082410 00000 03 00000000 18554 006

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

Mail payment to:

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

Make check payable to: TECO

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





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

**Account #:** 211030331113  
**Statement Date:** June 06, 2025  
**Charges Due:** June 27, 2025

## Meter Read

**Service Period:** May 02, 2025 - Jun 02, 2025

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

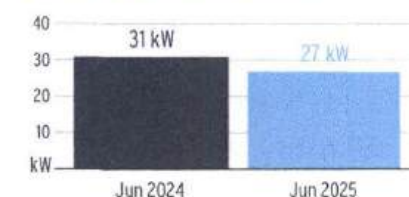
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000755286	06/02/2025	64,783	53,346		11,437 kWh	1	32 Days
1000755286	06/02/2025	26.91	0		26.91 kW	1	32 Days

## Charge Details

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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



### Electric Charges

Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	27 kW @ \$18.07000/kW	\$487.89
Energy Charge	11,437 kWh @ \$0.00773/kWh	\$88.41
Fuel Charge	11,437 kWh @ \$0.03391/kWh	\$387.83
Capacity Charge	27 kW @ \$0.30000/kW	\$8.10
Storm Protection Charge	27 kW @ \$2.08000/kW	\$56.16
Energy Conservation Charge	27 kW @ \$0.93000/kW	\$25.11
Environmental Cost Recovery	11,437 kWh @ \$0.00068/kWh	\$7.78
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	11,437 kWh @ \$0.01035/kWh	\$118.37
Florida Gross Receipt Tax		\$31.91
<b>Electric Service Cost</b>		<b>\$1,276.53</b>

**Total Current Month's Charges**

**\$1,276.53**

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>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>	

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

Statement Date: June 06, 2025  
Agenda Page 66

Amount Due: \$30.93

Due Date: June 27, 2025

Account #: 211029203471

DO NOT PAY. Your account will be drafted on June 27, 2025

## Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$28.83

Payment(s) Received Since Last Statement -\$28.83

Current Month's Charges \$30.93

Amount Due by June 27, 2025 \$30.93

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

## Your Energy Insight

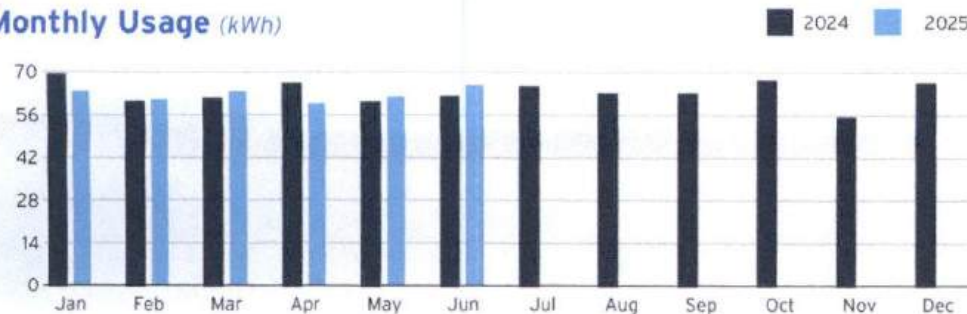
Your average daily kWh used was 0% higher than the same period last year.

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



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 211029203471

Due Date: June 27, 2025



Pay your bill online at [TampaElectric.com](https://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: \$30.93

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

606940057576

Your account will be drafted on June 27, 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

**Account #:** 211029203471  
**Statement Date:** June 06, 2025  
**Charges Due:** June 27, 2025

## Meter Read

**Service Period:** May 02, 2025 - Jun 02, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851313	06/02/2025	1,344	1,278		66 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	66 kWh @ \$0.08641/kWh	\$5.70
	Fuel Charge	66 kWh @ \$0.03391/kWh	\$2.24
	Storm Protection Charge	66 kWh @ \$0.00577/kWh	\$0.38
	Clean Energy Transition Mechanism	66 kWh @ \$0.00418/kWh	\$0.28
	Storm Surcharge	66 kWh @ \$0.02121/kWh	\$1.40
	Florida Gross Receipt Tax		\$0.77
	<b>Electric Service Cost</b>		<b>\$30.93</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges** **\$30.93**

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

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**Mail A Check**  
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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

**Credit or Debit Card**  
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**Commercial Customer Care:**  
866-832-6249  
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813-223-0800 (Hillsborough)  
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888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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

# Business Observer

Agenda Page 68

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

## INVOICE

Legal Advertising

Invoice # 25-01543H

Date 05/30/2025

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

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

### Description

### Amount

Serial # 25-01543H

\$107.19

### Notice of Meeting and Public Hearing

**RE:** Cypress Mill CDD Board of Supervisors Meeting on 6/12/25 @ 9:30 AM  
et al

**Published:** 5/30/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$107.19**

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

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

### NOTICE

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

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

## INVOICE

### Legal Advertising

**Cypress Mill Community Development District**  
**Notice of meeting and public hearing on proposed amenity rules,**  
**policies, rental rates and deposits, non-resident user fees and all**  
**other deposits and fees**

The Cypress Mill Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review, revise and adopt amenity policies, rental rates and deposits, non-resident user fees and all other deposits and fees (the "Recreational Facilities Policies") on June 12, 2025, at 9:30 a.m. located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Recreational Facilities Policies and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at the public hearing. The public may attend the public hearing at the offices of Inframark or by conference line. Please check the District's website at <https://www.cypressmillcdd.com/> prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the Recreational Facilities Policies as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda will be available by emailing the District Manager at [alba.sanchez@inframark.com](mailto:alba.sanchez@inframark.com). The District Manager's office can be reached telephonically at (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

(Publication date will be 10 days prior to public hearing in accordance with section 190.035, FS)  
May 30, 2025 25-01543H

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

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Serial Number  
25-01543H

# Business Observer

Agenda Page 70

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

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

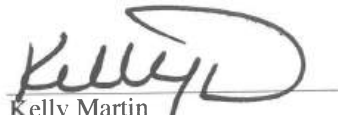
being a Notice of Meeting and Public Hearing

in the matter of Cypress Mill CDD Board of Supervisors Meeting on 6/12/25 @ 9:30 AM et al

in the Court, was published in said newspaper by print in the issues of 5/30/2025

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

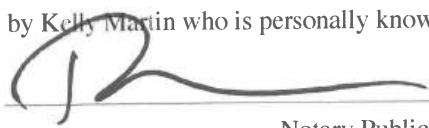
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Kelly Martin

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

30th day of May, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



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

**Cypress Mill Community Development District  
Notice of meeting and public hearing on proposed amenity rules,  
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(Publication date will be 10 days prior to public hearing in accordance with section 190.035, FS)  
May 30, 2025

25-01543H

**CHECK REQUEST FORM**

District Name:	CYPRESS MILL cdd
Date:	6/18/25
Invoice Number:	
Please issue a check to:	
Vendor Name:	Dhessielyn Vanzuala Hammonds
Vendor No.:	
Check amount:	\$250.00
Please code to:	
Check Description/Reason:	refund of party rental paid by money order which was deposited
Mailing instructions:	7219 Ozello Trail Ave
	Sun City Center, FL 33573
Due Date for Check:	ASAP
Requestor:	Alba Sanchez
Manager's review:	

**DM~ Alba M. Sanchez**  
**MEETING DATE: 6/12/2025**  
**Cypress Mill CDD**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Anthony Seabrook	Present	Salary Accepted	\$200.00
Jason Robare	Present	Salary Accepted	\$200.00
John Zaniko	Present	Salary Accepted	\$200.00
William Sharp	Present	Salary Accepted	\$200.00

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**DM~ Alba M. Sanchez**  
**MEETING DATE: 6/12/2025**  
**Cypress Mill CDD**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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Jason Robare	Present	Salary Accepted	\$200.00
John Zaniko	Present	Salary Accepted	\$200.00
William Sharp	Present	Salary Accepted	\$200.00

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## Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569-2939  
 Neptunemts@gmail.com  
 neptunemts@gmail.com  
 813-778-9857

## Invoice

Invoice No: 0053867  
 Date: 06/05/2025  
 Terms: NET 14  
 Due Date: 06/19/2025

Bill To: Cypress Mill CDD  
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Porter services March 2025	1	\$520.00	\$520.00

### Payment Instructions

Cashapp \$neptunejku



Subtotal	\$520.00
TAX 8%	\$41.60
Total	\$561.60
Paid	\$0.00

**Balance Due \$561.60**

Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053867 on 06/05/2025

Balance Due \$561.60

Paid

Received From: Cypress Mill CDD

Card Type

Cardholder's Name

Card Number













CVV




Expiry Date





Signature



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: 05/29/2025  
INV05292025-CM  
Terms: Credit Card/ Check

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

Notes: Quarterly recommended lube and service complete.

Thank you!



# INVOICE

DATE	DUE	INVOICE #
5/30/2025	6/29/2025	SA-12454

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
3/18/2025	During the monthly wet checks, irrigation technicians went through the 3 clocks. The irrigation works well. There was a decoder at zone 19 of Clock 1 which went out. Clock stated alarm at zone 19. Techs diagnosed it as a bad decoder and solenoid. The decoder for zone 19 is connected to zones 20,21, and 22 (it is a 4-station decoder), in order to repair 19, we had to replace the 4-station decoder and the one solenoid to 19. After the repair all 19 to 22 work properly. techs also fixed several broken drip lines and plugged bubblers.	1.00	0.00	0.00
3/18/2025	Parts Used 1-Hunter ICD400 Decoder 1-Hunter Solenoid 1- 1/2 coupling poly pipe 1-bubbler 1-90 elbow Fanny pipe 1/2 1-bubbler 1-nozzles 1-filters 1-3/4 tee line drip 3- ft line drip 3- nozzles 3-filters 2-90 elbow Fanny pipe 1/2 2-1/2 cap	1.00	571.37	571.37
3/18/2025	Irrigation Labor to complete repairs	3.50	85.00	297.50

<b>TOTAL</b>	<b>868.87</b>
<b>APPLIED PAYMENTS/CREDITS</b>	<b>0.00</b>
<b>BALANCE REMAINING</b>	<b>868.87</b>





# INVOICE

DATE	DUE	INVOICE #
6/12/2025	7/12/2025	SA-12858

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
	This proposal is to replace the faulty backflow valve at Clock 1, with a new stainless steel Check Valve. The check valve will prevent the water from backflowing back in the system and eliminate the leaking that is randomly occurring. Price includes all parts and labor.	1.00	792.80	792.80

<b>TOTAL</b>	<b>792.80</b>
<b>APPLIED PAYMENTS/CREDITS</b>	<b>0.00</b>
<b>BALANCE REMAINING</b>	<b>792.80</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

June 20, 2025

Client: 001503

Matter: 000001

Invoice #: 26734

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

**SERVICES**

Date	Person	Description of Services	Hours	Amount
5/7/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE AND ETHICS TRAINING PRESENTATION.	0.9	\$292.50
5/14/2025	MB	REVIEW PUBLICATION AD FOR FISCAL YEAR 2026 FINAL BUDGET HEARING.	0.2	\$65.00
5/15/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
5/15/2025	MS	FINALIZE AND PREPARE CORRESPONDENCE WITH PUBLICATION INSTRUCTIONS FOR TRANSMITTING PUBLICATION AD TO DISTRICT ADMIN.	0.2	\$35.00
5/23/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT CHAIR REGARDING HOA EMAIL TO RESIDENTS; CONFERENCE CALLS WITH DISTRICT MANAGER AND DISTRICT CHAIR; PREPARE PUBLICATION AD FOR PUBLIC HEARING ON RULES AND FEES.	1.8	\$585.00
Total Professional Services			5.1	\$1,327.50



Total Services	\$1,327.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,327.50
Previous Balance		\$1,202.50
Less Payments		(\$1,202.50)
<b>PAY THIS AMOUNT</b>		<b>\$1,327.50</b>

***Please Include Invoice Number on all Correspondence***

**DM~ Alba M. Sanchez**  
**MEETING DATE: 6/12/2025**  
**Cypress Mill CDD**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Anthony Seabrook	Present	Salary Accepted	\$200.00
Jason Robare	Present	Salary Accepted	\$200.00
John Zaniko	Present	Salary Accepted	\$200.00
William Sharp	Present	Salary Accepted	\$200.00

---

**CYPRESS MILL CDD**  
**DISTRICT CHECK REQUEST**

<b>Today's Date</b>	<u>6/9/2025</u>
<b>Payable To</b>	<u>Cypress Mill CDD</u>
<b>Check Amount</b>	<u><b>\$1,007.96</b></u>
<b>Check Description</b>	<u>Series 2018 - FY 25 Tax Dist. ID Dist 726</u>
<b>Check Amount</b>	<u><b>\$931.51</b></u>
<b>Check Description</b>	<u>Series 2020 - FY 25 Tax Dist. ID Dist 726</u>
<b>Check Amount</b>	<u><b>\$761.78</b></u>
<b>Check Description</b>	<u>Series 2023 - FY 25 Tax Dist. ID Dist 726</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 #	<u>                    </u> Date <u>                    </u>

# CYPRESS MILL CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

Agenda Page 84

	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
6/9/2025	4,637.10	1,935.84	1,935.84	1,007.96	1,007.96	931.51	931.51	761.78	761.78	0.01	Dist 726
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
<b>TOTAL</b>	<b>2,563,422.32</b>	<b>1,070,148.13</b>	1,070,148.13	<b>557,209.97</b>	<b>557,209.97</b>	<b>514,948.18</b>	<b>514,948.19</b>	<b>421,116.04</b>	<b>421,116.04</b>	<b>(0.01)</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>	(164,501.54)		(68,674.21)		(35,757.63)		(33,045.57)		(27,024.12)		