

**Cypress Mill
Community Development District**

**September 11, 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
- ☐ Nathaniel Montagna, Field Manager

Regular Meeting Agenda

Thursday, September 11, 2025 – 9:30 a.m.

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[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. Motion to adopt the agenda

3. Discussion of Flock Safety Start Date – Christian Hillhouse, Flock Safety Representative

4. Public Comment on Agenda Items (*Comments limited to three (3) minutes per speaker*)

5. Staff Reports

A. District Counsel

B. District Manager

i. Quarterly Website Compliance Audit Report.....Page 3

C. Field Manager

i. Field Inspection Report – August 2025.....Page 27

ii. Steadfast Estimate for Cutting Back Brazilian Pepper Trees & Other Shrubs.....Page 33

iii. Illuminations Holiday Lighting Proposal-Holiday Lighting & Decorations.....Page 34

D. District Engineer

6. Business Items

7. Consent Agenda

A. Consideration of Minutes of the August 14, 2025 Regular Meeting.....Page 35

B. Consideration of Operation and Maintenance Expenditures & Check Register
for July 2025.....Page 38

8. Board of Supervisors' Requests and Comments

9. Public Comments

10. Adjournment

The next CDD workshop meeting is scheduled to be held on Wednesday, October 8, 2025 at 6:30 P.M. at the Cypress Mill Clubhouse located at 15231 Miller Creek Drive, Sun City, Florida 33573

The next regular meeting is scheduled to be held on Thursday, October 9, 2025 at 9:30 a.m. at the Inframark Offices located at 2005 Pan Am Circle, Tampa, Florida 33607

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/>



Quarterly Compliance Audit Report

Cypress Mill CDD

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

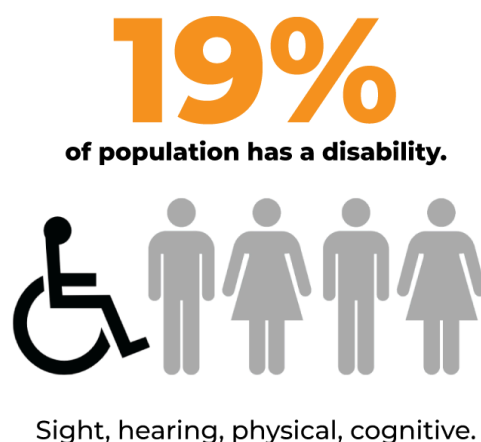
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

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

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

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

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Making forms accessible

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

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
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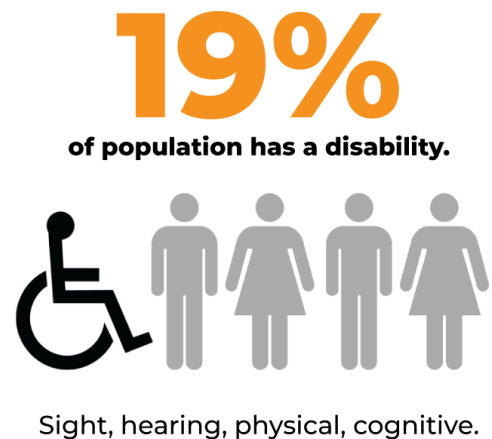
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Cypress Mill CDD

Field inspection

Monday, August 25, 2025

10 Identified Items

Nathaniel Montagna

Inframark

Completed

Scheduled

Incomplete

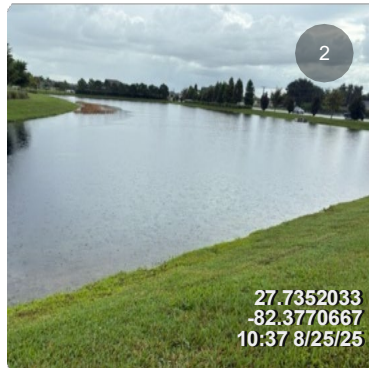
Miller Creek Dr Entrance

Assigned To: Steadfast And Sitex Aquatics

Mulch beds maintained

Landscaping around pond-maintained

Algae is maintained in pond

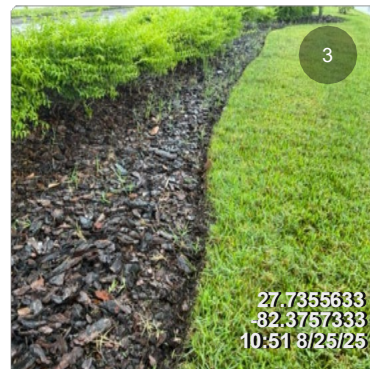
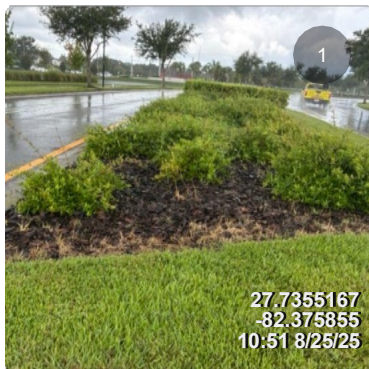


Miller Creek Dr Medians

Assigned To: Steadfast

Weeds need to be maintained

Plants need to be trimmed evenly



Club House

Assigned To: Steadfast

Weed control is maintained

All hedges need to be eventually trimmed



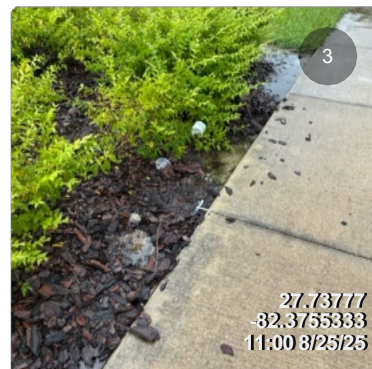
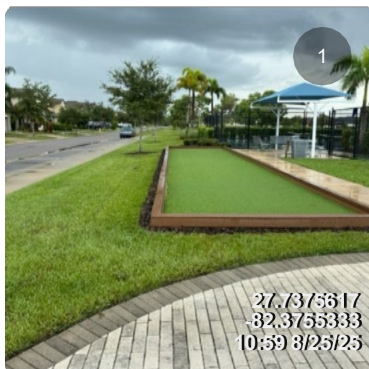
Basketball And Tennis Court Area

Assigned To: Steadfast

Trim all plants around both courts' fences

Pick up trash during routine maintenance

Grass is well maintained



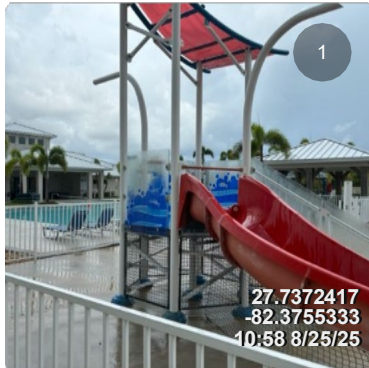
Splash Pad and Walkway

Assigned To: Steadfast

Splash pad clean

Keep plants off sidewalks

Hedges need to be evenly cut across the whole property



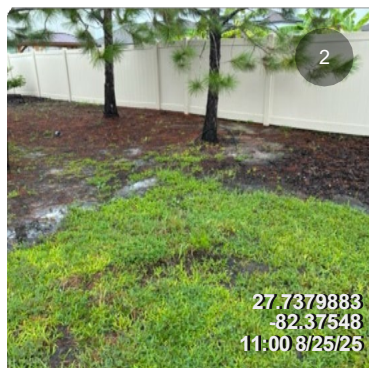
Camp Island Ave

Assigned To: Steadfast

Pocket Park

Weeds need to be addressed

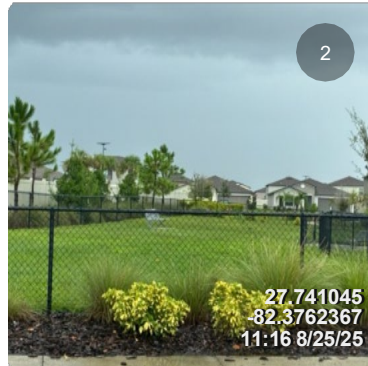
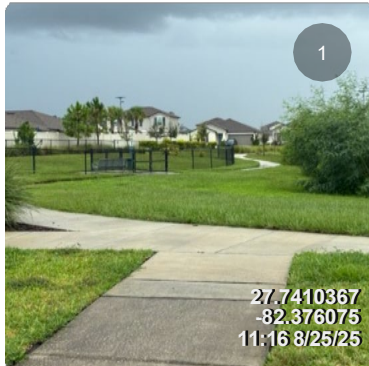
Pick up trash through t community during maintenance



King Creek Dr Dog Park

Assigned To: Steadfast

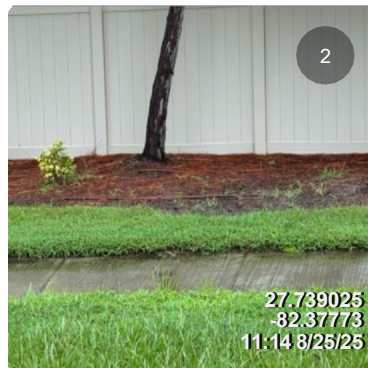
Well maintained



Throughout Property

Assigned To: Steadfast

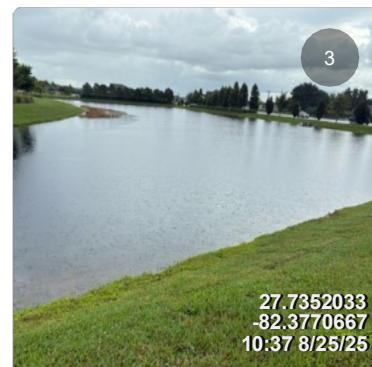
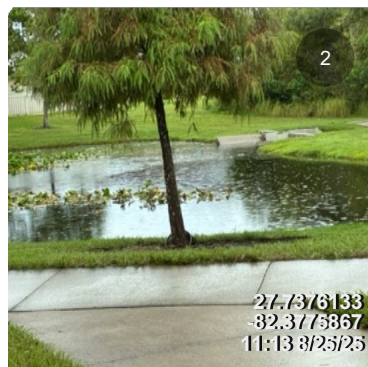
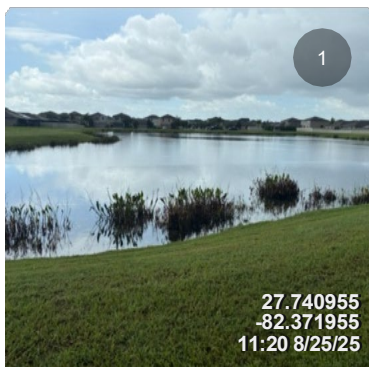
Address all weeds throughout property



Ponds

Assigned To: Steadfast And Sitex Aquatics

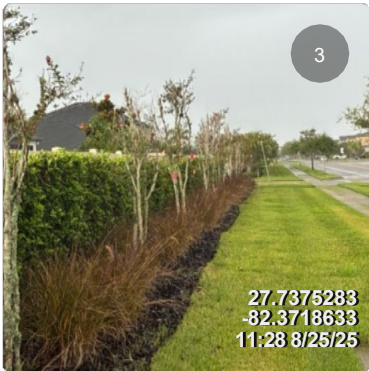
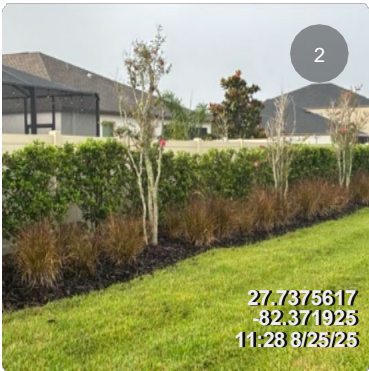
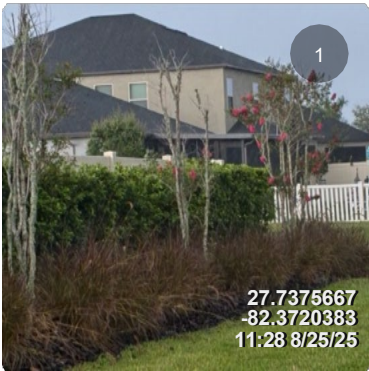
Ponds are well maintained



Camp Island Ave

Assigned To: Steadfast

Trees Staring to show life





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

ESTIMATE

DATE	DUE	ESTIMATE #
7/30/2025	8/29/2025	

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
Maintenance Labor	48.00	50.00	2,400.00
Dump Fees	1.00	200.00	200.00

Scope:
Cut back Brazilian Pepper Trees and other shrubs encroaching on CDD property
according to map.

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

TOTAL **2,600.00**

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): _____

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

JOB DESCRIPTION
Holiday lighting and decorations for Cypress Mill

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Front Entrance</p> <p>Install clear C9s across the top of entrance sign</p> <p>Install 3 x 48" wreaths with lights and bows on red post (outside / inside both signs)</p> <p>Install clear, warm white mini lights in 10 Palm trees in surrounding entrance sign</p> <p>Clubhouse</p> <p>Install warm white, LED C9s outlining both lower and upper levels of clubhouse (3 sides)</p> <p>Install warm white, LED mini lights in 5 palms on the front side of clubhouse</p> <p>Maintenance throughout holiday season</p> <p>Requires 50% Deposit</p>	<p>\$6,500.00</p>
TOTAL ESTIMATED JOB COST	\$6,500.00

- * Price includes rental of materials, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

8/25/2025

DATE

AUTHORIZED SIGNATURE FOR CYPRESS MILL CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Cypress Mill CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**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, August 14, 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
Paul Young	Field Manager
George Fabrizio	Folio Management
Jerry Folio	Folio Management
Nathaniel Montagna	Inframark Field Manager

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

ASP Pool vendors presented a high-level overview of the pool maintenance. They are still spot treating the black algae and will have the splash pad filters replaced this week.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Manager

i. Consideration of Resolution 2025-08; Adopting the Meeting Schedule for Fiscal Year 2025/2026

On MOTION by Mr. Zankos seconded by Mr. Sharp, with all in favor, Resolution 2025-08 adopting the meeting schedule for fiscal year beginning October 1, 2025 and ending September 30, 2026 and adding 12 budget workshops that will be held the day prior to the monthly board meetings at 6:30 p.m. at the Cypress Mill Clubhouse located at 15231 Miller Creek Drive, Sun City, FL 33573 was adopted. 4-0

ii. Consideration of Resolution 2025-09; Goals & Objectives for Fiscal Year 2025/2026

On MOTION by Mr. Sharp seconded by Mr. Robare, with all in favor, Resolution 2025-09 adopting the Goals and Objectives for Fiscal Year 2025/2026, was approved. 4-0

iii. Discussion of Folio Management Contract

On MOTION by Mr. Seabrook seconded by Mr. Zankos, with all in favor, providing a 30-day notice of termination to Folio Management for clubhouse management, was approved. 4-0

iv. Discussion of Inframark Management Contract

On MOTION by Mr. Zankos seconded by Mr. Robare, with all in favor, proceeding with the new Inframark Management for clubhouse management, was approved. 4-0

The contract will be sent to District Counsel for review.

C. Field Manager

i. Field Inspection Report-July 2025

Mr. Nathaniel Montagna was introduced as the new Field Manager for the Cypress Mill CDD.

ii. Estimate for Windscreen from Danielle Fence Mfg. Co.

On MOTION by Mr. Sharp seconded by Mr. Robare, with all in favor, accepting the estimate from Danielle Fence Company to install a 200 black wind screen 8" high x 50 w, 90% sewn garment T&B Hog Ring 9g. in the amount of \$2,390, was approved. 4-0

The Board asked to hold off on installing the wind screen pending the incoming storm.

iii. Estimate for ADA Playground Wood Mulch from Steadfast Alliance

This estimate was tabled until the vendor has a permanent solution like interlocking rubber mats.

iv. Steadfast Alliance Estimate #EST-SCA2190 for Islands

This estimate was tabled.

v. Steadfast Alliance Estimate #EST-SCA2175 for Brown River Rock for Pool Area

On MOTION by Mr. Seabrook seconded by Mr. Sharp, with all in favor, the Steadfast Alliance Estimate #EST-SCA2175 for brown river rock for the pool area in the amount of \$1,365, was approved. 4-0

vi. Steadfast Alliance Estimate #EST-SCA2191 for Signs (partial approved)

On MOTION by Mr. Zankos seconded by Mr. Robare, with all in favor, the Steadfast Alliance Partial Estimate #EST-SCA2191 for sign 2 and sign 3 at a cost of not to exceed \$4,500, was approved. 4-0

On MOTION by Mr. Seabrook seconded by Mr. Sharp, with all in favor, the Steadfast Alliance Estimate #EST-SCA2192 in the amount of not to exceed \$14K was approved. 4-0

On MOTION by Mr. Zankos seconded by Mr. Sharp, with all in favor, the Shady Sails proposal in the amount of not to exceed \$12,600 in True Blue, was approved. 4-0

FOURTH ORDER OF BUSINESS

Business Items

There were none.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors' Minutes of the July 10, 2025 Meeting

B. Consideration of Operation and Maintenance Expenditures for June 2025

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

None.

SEVENTH ORDER OF BUSINESS

Public Comments

There were none.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Zankos seconded by Mr. Sharp, with all in favor, the meeting was adjourned at 12:17 p.m. 4-0

Anthony Seabrook
Chairman

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS	6/8/2025	2432049060825 ACH	\$315.98	\$315.98	SVC PRD 06/08-07/07/25
COMPLETE I.T CORP	7/1/2025	16991	\$99.00	\$99.00	email
HOMERIVER GROUP	6/30/2025	234185	\$4,656.32	\$4,656.32	taxes and admin fees
INFRAMARK LLC	7/1/2025	152940	\$562.50		ACCT SVCS
INFRAMARK LLC	7/1/2025	152940	\$1,050.00		DISSEMINATION SVCS
INFRAMARK LLC	7/1/2025	152940	\$3,333.33	\$4,945.83	DIST MGMT
JOHN CHRISTOPHER SHELTON	7/21/2025	072125-	\$1,804.83	\$1,804.83	expenses
PHANTOM FITNESS SERVICES	7/3/2025	INV#07032025-CMR	\$1,332.96	\$1,332.96	phantom fitness services
SITEX AQUATICS LLC	7/1/2025	9934-B	\$1,065.00	\$1,065.00	AQUATIC MAINT.
SPEAREM ENTERPRISES	7/21/2025	6246	\$150.00	\$150.00	DOG WASTE STATIONS
STEADFAST CONTRACTORS ALLIANCE	7/1/2025	SA-13445	\$18,271.00	\$18,271.00	LANDSCAPE MAINT
Monthly Contract Subtotal			\$32,640.92	\$32,640.92	
Utilities					
BOCC ACH	7/23/2025	072325-6494 ACH	\$418.23	\$418.23	WATER
TECO ACH	7/8/2025	070825-9291 ACH	\$2,698.63	\$2,698.63	ELECTRIC
TECO ACH	7/8/2025	070825-3471 ACH	\$28.21	\$28.21	ELECTRIC
TECO ACH	7/8/2025	070825-7103 ACH	\$167.88	\$167.88	ELECTRIC
TECO ACH	7/8/2025	070825-1113 ACH	\$1,329.35	\$1,329.35	ELECTRIC
TECO ACH	7/7/2025	070725-5825 ACH	\$11,859.02	\$11,859.02	ELECTRIC
Utilities Subtotal			\$16,501.32	\$16,501.32	
Regular Services					
ADMIRAL FURNITURE LLC	7/21/2025	A-152355- 2ND DRAW	\$1,935.11	\$1,935.11	2nd draw
ATP POOL AND OUTDOOR SERVICES LLC	7/9/2025	27703	\$1,250.00	\$1,250.00	pool service
GEORGE FABRIZIO	7/12/2025	071225-	\$198.06	\$198.06	reimbursement
HAROLD ANTHONY SEABROOK	7/10/2025	HS-071025	\$200.00	\$200.00	BOARD 7/10/25
HOMERIVER GROUP	6/30/2025	234185	\$12,584.65		PAYROLL

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
HOMERIVER GROUP	6/30/2025	234185	\$3,000.00	\$15,584.65	payroll and staffing mgmt
INFRAMARK LLC	7/16/2025	154290	\$51.05	\$51.05	MANAGEMENT FEE APRIL 2024
JASON ROBARE	7/10/2025	JR-071025	\$200.00	\$200.00	BOARD 7/10/25
JOHN STEVEN ZANIKOS	7/10/2025	JZ-071025	\$200.00	\$200.00	BOARD 7/10/25
REPCO L&O PEST CONTROL	7/18/2025	222451	\$120.00	\$120.00	PEST SERVICE
STEADFAST CONTRACTORS ALLIANCE	7/28/2025	SA-13827	\$596.60	\$596.60	LANDSCAPE MAINT
STRALEY ROBIN VERICKER	7/29/2025	26896	\$3,535.00	\$3,535.00	PROFESSIONAL SERVICES
TIMES PUBLISHING COMPANY	6/25/2025	42171-061825	\$818.00	\$818.00	AD SERVICES
US BANK	7/11/2025	7818402	\$4,040.63	\$4,040.63	TRUSTE FEES
WILLIAM LEWIS SHARP	7/10/2025	WS-071025	\$200.00	\$200.00	BOARD 7/10/25
Regular Services Subtotal			\$28,929.10	\$28,929.10	
Additional Services					
CYPRESS MILL CDD	6/18/2025	06182025 - 728	\$1,352.29		SERIES 2018 FY25 TAX DIST ID 728
CYPRESS MILL CDD	6/18/2025	06182025 - 728	\$1,249.73		SERIES 2020 FY25 TAX DIST ID 728
CYPRESS MILL CDD	6/18/2025	06182025 - 728	\$1,022.00	\$3,624.02	SERIES 2023 FY25 TAX DIST ID 728
Additional Services Subtotal			\$3,624.02	\$3,624.02	
TOTAL			\$81,695.36	\$81,695.36	

June 8, 2025
 Invoice Number: 2432049060825
 Account Number: **8337 12 028 2432049**
 Security Code: **2900**
 Service At: 15231 MILLER CREEK DR
 SUN CITY CENTER FL 33573

Contact Us

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

Summary

*Service from 06/08/25 through 07/07/25
 details on following pages*

Previous Balance	622.45
Payments Received -Thank You!	-306.75
Past Due Balance - Due Now	\$315.70
Spectrum Business™ TV	73.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	50.00
Other Charges	33.00
One-Time Charges	8.95
Taxes, Fees and Charges	11.03
Current Charges Due By 06/25/25	\$315.98
Total Due	\$631.68

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 08 06092025 NNNNNYNN 01 994332

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

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.



June 8, 2025

Cypress Mill POA

Invoice Number: 2432049060825
 Account Number: 8337 12 028 2432049
 Service At: 15231 MILLER CREEK DR
 SUN CITY CENTER FL 33573

Total Due	\$631.68
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833712028243204900631689

Invoice Number: 2432049060825
 Account Number: 8337 12 028 2432049
 Security Code: 2900

Cypress Mill POA

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 NO RP 08 06092025 NNNNNYNN 01 994332

Charge Details

Previous Balance		622.45
Credit Card Payment	05/31	-306.75
Past Due Balance - Due Now		\$315.70

Payments received after 06/08/25 will appear on your next bill.

Service from 06/08/25 through 07/07/25

Spectrum Business™ TV

Spectrum Business TV		45.00
Spectrum Receivers	2 Receivers at 14.00 each	28.00
		\$73.00

Spectrum Business™ TV Total **\$73.00**

Spectrum Business™ Internet

Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Spectrum Business Internet		130.00
Business WiFi		10.00
		\$140.00

Spectrum Business™ Internet Total **\$140.00**

Spectrum Business™ Voice

Phone number (813) 938-4474		
Spectrum Business Voice		50.00
		\$50.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$50.00**

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Other Charges Total	\$33.00

One-Time Charges

Late Fee	06/08	8.95
One-Time Charges Total		\$8.95

Taxes, Fees and Charges

State and Local Sales Tax	2.10
Communications Services Tax	8.93
Taxes, Fees and Charges Total	\$11.03

Current Charges Due By 06/25/25 **\$315.98**
Total Due **\$631.68**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.

Cypress Mill POA
Invoice Number: 2432049060825
Account Number: 8337 12 028 2432049
Security Code: **2900**

Contact Us

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

8633 2390 NO RP 08 06092025 NNNNNYNN 01 994332

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
E911 Fee \$0.40, Federal USF \$2.94, Florida CST \$5.33, Sales Tax \$0.05, TRS Surcharge \$0.08.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2432049060825
Account Number:: 8337 12 028 2432049
Security Code: **2900**

[Cypress Mill POA](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 08 06092025 NNNNNYNN 01 994332



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 #	16991
Invoice Date	07-01-25
Balance Due	\$99.00

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

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

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



Invoice Number	Agenda Page 46 234185
Invoice Date	06/30/2025

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
FAM Paid Employees Reimbursement						
06/30/2025	Payroll Reimburse - Payroll Reimbursement	1.00	\$0.00	\$12,584.65	\$0.00	\$12,584.65
06/30/2025	Reimburse Payroll Taxes & Admin Fees - Payroll Burden	1.00	\$0.00	\$4,656.32	\$0.00	\$4,656.32
06/30/2025	Payroll and Staffing Management	1.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
FAM Paid Employees Reimbursement Total				\$20,240.97	\$0.00	\$20,240.97
LNC - Cypress Mill CDD Total				\$20,240.97	\$0.00	\$20,240.97



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

152940

CUSTOMER ID

C2296

PO#

DATE

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: July 2025

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

CHECK REQUEST FORM

District Name:	CYPRESS MILL cdd
Date:	7.21.25
Invoice Number:	
Please issue a check to:	
Vendor Name:	John Shelton
Vendor No.:	
Check amount:	\$1,804.83
Please code to:	
Check Description/Reason:	2nd hald of window repair, 2025-2026 pool permits, fence repair, gym wipes,faucet valve
Mailing instructions:	1401 Lake Shore Ranch DR Seffner FL 33584
Due Date for Check:	ASAP
Requestor:	Alba Sanchez
Manager's review:	

PHANTOM FITNESS SERVICES

INVOICE

18142 Powerline Rd
Dade City FL 33523

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

Description: Invoice

Date: 07/03/2025
INV#07032025-CMR
Terms: Credit Card/ Check

Description	Qty	Unit Price	Total
Cypress Mill - Labor	4	\$ 105.00	\$ 420.00
Treadmill - Drive Belt replacement	1	\$ 275.00	\$ 275.00
Elliptical - Upper CPU replacement	1	\$ 525.00	\$ 525.00
		Subtotal	\$ 1,220.00
		Shipping	\$ 112.96
		Tax	Exempt
		Total	\$ 1,332.96

Notes: This includes repairs for all units listed above. Please let me know as soon as we are approved.

Thank you!

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.: 9934-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	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

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.: 6246
 Terms: Net 15
 Invoice date: 07/21/2025
 Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	6/16/25 to 7/16/25 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

Invoice

Date	Invoice #
7/1/2025	SA-13445

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 July 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 #
7/1/2025	SA-13445

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.

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CYPRESS MILL CDD	2339396494	07/23/2025	08/13/2025

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	06/18/2025	51200	07/21/2025	51350	15000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$45.30
Water Base Charge	\$74.12
Water Usage Charge	\$15.45
Sewer Base Charge	\$179.53
Sewer Usage Charge	\$97.80

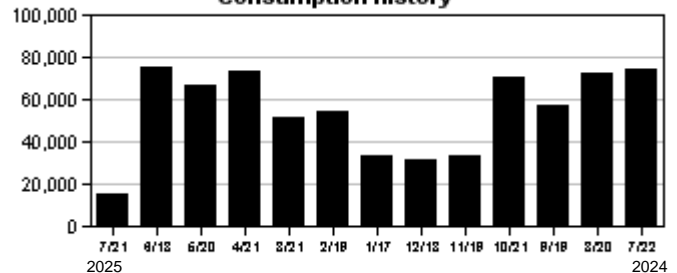
Summary of Account Charges

Previous Balance	\$1,132.59
Net Payments - Thank You	\$-1,132.59
Total Account Charges	\$418.23
AMOUNT DUE	\$418.23

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2339396494



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



Single-Piece

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

1,603 0

DUE DATE

08/13/2025

**Auto Pay Scheduled
DO NOT PAY**



0023393964947 00000418236



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

Statement Date: July 08, 2025
Agenda Page 55

Amount Due: \$2,698.63

Due Date: July 29, 2025

Account #: 221008949291

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$2,698.63

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

Current Month's Charges \$2,698.63

Amount Due by July 29, 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.



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



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

Account #: 221008949291

Due Date: July 29, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$2,698.63

Payment Amount: \$ _____

635335054593

Your account will be
drafted on July 29, 2025

00003953 FTECO107082523082810 00000 03 00000000 18541 002
CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 221008949291
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 29 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$2698.63
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Lighting Charges	\$2,698.63

Total Current Month's Charges **\$2,698.63**

00003953-0008553-Page 2 of 4

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

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- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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



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

Statement Date: July 08, 2025
Agenda Page 57

Amount Due: \$28.21

Due Date: July 29, 2025

Account #: 211029203471

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$30.93
Payment(s) Received Since Last Statement	-\$30.93

Current Month's Charges	\$28.21
-------------------------	---------

Amount Due by July 29, 2025 \$28.21

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.



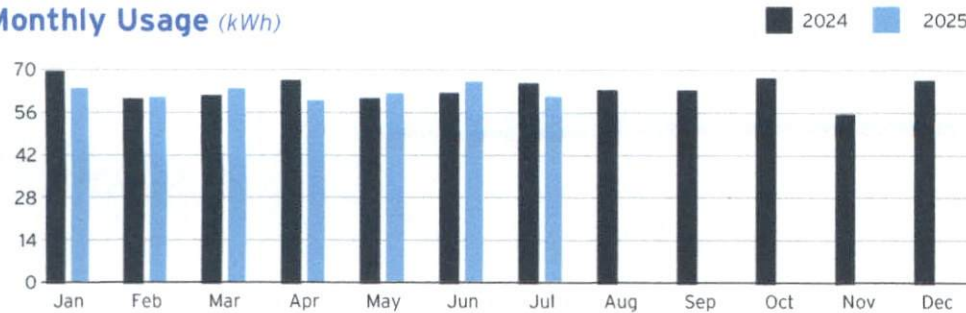
Scan here to view your account online.

STOP POWER SURGES!
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plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS TAMPA ELECTRIC
AN EMERA COMPANY

Monthly Usage (kWh)



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

Account #: 211029203471

Due Date: July 29, 2025



Pay your bill online at TampaElectric.com

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

Amount Due: \$28.21

Payment Amount: \$ _____

634100493649

Your account will be
drafted on July 29, 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 58

Account #: 211029203471
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Meter Read

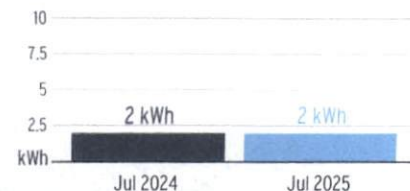
Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851313	07/01/2025	1,405	1,344	61 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	61 kWh @ \$0.08641/kWh	\$5.27
Fuel Charge	61 kWh @ \$0.03391/kWh	\$2.07
Storm Protection Charge	61 kWh @ \$0.00577/kWh	\$0.35
Clean Energy Transition Mechanism	61 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	61 kWh @ \$0.02121/kWh	\$1.29
Florida Gross Receipt Tax		\$0.71
Electric Service Cost		\$28.21

Total Current Month's Charges

\$28.21

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Ways To Pay Your Bill



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

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



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



Phone
Toll Free:
866-689-6469

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

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

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

Statement Date: July 08, 2025
Agenda Page 59

Amount Due: \$167.88

Due Date: July 29, 2025

Account #: 211032557103

DO NOT PAY. Your account will be drafted on July 29, 2025

Your Energy Insight



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

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$184.90
Payment(s) Received Since Last Statement	-\$184.90

Current Month's Charges	\$167.88
-------------------------	----------

Amount Due by July 29, 2025	\$167.88
-----------------------------	----------

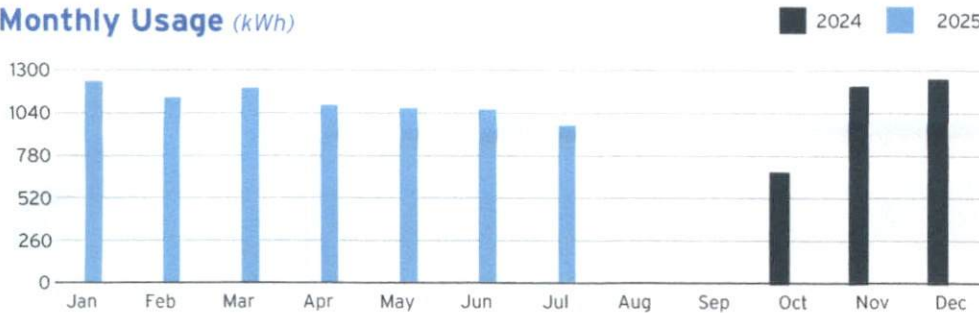
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Monthly Usage (kWh)



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



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

Account #: 211032557103

Due Date: July 29, 2025



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



Amount Due: \$167.88

Payment Amount: \$ _____

664964503118

Your account will be
drafted on July 29, 2025

00003951 FTECO107082523082810 00000 03 00000000 18539 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.



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

Statement Date: July 08, 2025
Agenda Page 60

Amount Due: \$1,329.35

Due Date: July 29, 2025

Account #: 211030331113

DO NOT PAY. Your account will be drafted on July 29, 2025

Your Energy Insight



Your average daily kWh used was **11.46% lower** than the same period last year.



Your peak billing demand was **6.9% higher** than the same period last year.

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$1,276.53

Payment(s) Received Since Last Statement -\$1,276.53

Current Month's Charges \$1,329.35

Amount Due by July 29, 2025 \$1,329.35

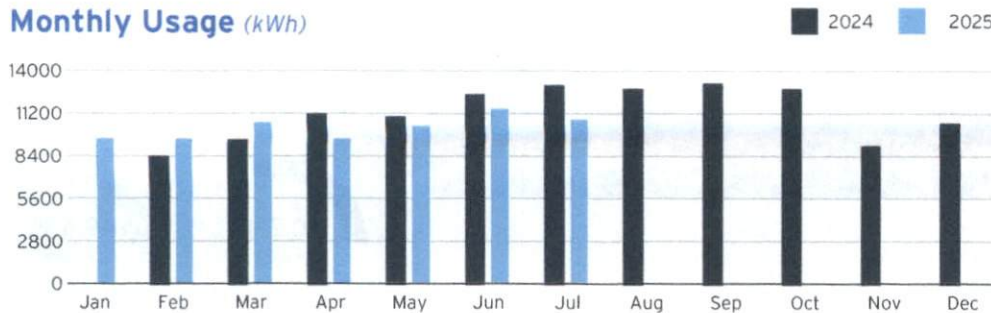
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Monthly Usage (kWh)



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



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

Account #: 211030331113

Due Date: July 29, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,329.35

Payment Amount: \$ _____

648915239769

Your account will be
drafted on July 29, 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 #: 211030331113
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Meter Read

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000755286	07/01/2025	75,547	64,783		10,764 kWh	1	29 Days
1000755286	07/01/2025	31.29	0		31.29 kW	1	29 Days

Charge Details



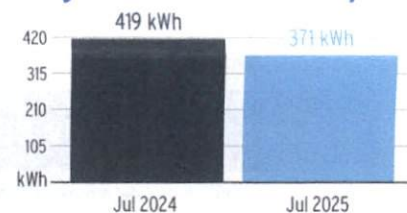
Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	31 kW @ \$18.07000/kW	\$560.17
Energy Charge	10,764 kWh @ \$0.00773/kWh	\$83.21
Fuel Charge	10,764 kWh @ \$0.03391/kWh	\$365.01
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	10,764 kWh @ \$0.00068/kWh	\$7.32
Clean Energy Transition Mechanism	31 kW @ \$1.15000/kW	\$35.65
Storm Surcharge	10,764 kWh @ \$0.01035/kWh	\$111.41
Florida Gross Receipt Tax		\$33.23

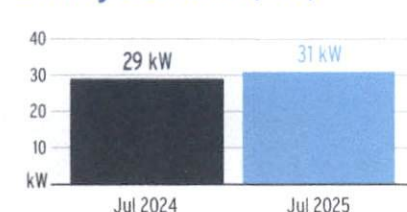
Electric Service Cost

\$1,329.35

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

\$1,329.35

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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](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
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Tampa, FL 33601-0111

Contact Us

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888-223-0800 (All Other Counties)

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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: **\$11,859.02**

Due Date: July 21, 2025

Account #: 321000025825

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

Account Summary

Previous Amount Due	\$11,743.61
Payment(s) Received Since Last Statement	-\$11,744.58
Credit Balance After Payments and Credits	-\$0.97
Current Month's Charges	\$11,859.99

Amount Due by July 21, 2025 **\$11,859.02**

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

Your Locations With The Highest Usage



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

**5,572
KWH**



6924 KING CREEK DR,
RUSKIN, FL 33573-0217

**1,791
KWH**



Scan here to interact
with your bill online.

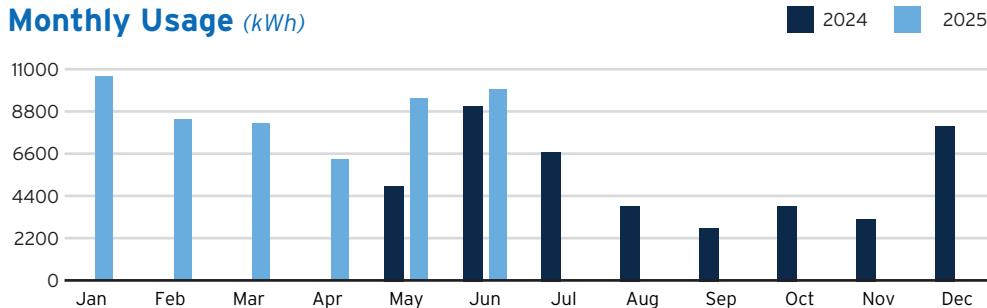


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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

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



Account #: 321000025825

Due Date: July 21, 2025



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

Amount Due: **\$11,859.02**

Payment Amount: \$ _____

700750003487

Your account will be
drafted on July 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: \$3,875.95

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

Sub-Account Number: 211018054091

Amount: \$1,129.51


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

Sub-Account Number: 211020388099

Amount: \$1,534.02


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

Sub-Account Number: 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	06/04/2025	25,751		24,847		904 kWh	1	30 Days	\$173.34
									 1.6%

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

Sub-Account Number: 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	06/02/2025	86,464		84,957		1,507 kWh	1	32 Days	\$254.81
									 23.8%

Continued on next page →

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address


Account Number: 321000025825

Energy Usage From Last Month

 Increased  Same  Decreased


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

Sub-Account Number: 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	06/02/2025	12,305		6,733		5,572 kWh	1	32 Days	\$886.37
									 0.3%


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

Sub-Account Number: 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	06/04/2025	4,065		3,964		101 kWh	1	30 Days	\$38.03
									 6.5%

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

Sub-Account Number: 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	06/02/2025	635		563		72 kWh	1	32 Days	\$34.56
									 4.3%

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

Sub-Account Number: 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	06/02/2025	0		0		0 kWh	1	32 Days	\$22.43

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

Sub-Account Number: 221007832001

Amount: \$801.90


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

Sub-Account Number: 221008279970

Amount: \$2,784.88

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

Sub-Account Number: 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	06/02/2025	23,280		21,489		1,791 kWh	1	32 Days	\$324.19
									 7.9%

Total Current Month's Charges

\$11,859.99

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

Service Period: 05/06/2025 - 06/04/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$50.01
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		\$3.28
State Tax		\$271.57

Lighting Charges	\$3,875.95
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Current Month's Electric Charges

\$3,875.95

Billing information continues on next page →



Sub-Account #: 211018054091
 Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$16.14
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		\$1.06
State Tax		\$33.65
State Tax		\$45.65

Lighting Charges **\$522.63**

Current Month's Electric Charges

\$522.63

Billing information continues on next page →



Sub-Account #: 211018054091
 Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$8.31
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		\$0.55
State Tax		\$0.64
State Tax		\$0.33

Lighting Charges **\$606.88**

Current Month's Electric Charges

\$606.88

Billing information continues on next page →

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$19.17
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		\$1.26
State Tax		\$107.47

Lighting Charges	\$1,534.02
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Current Month's Electric Charges

\$1,534.02

Billing information continues on next page →



Sub-Account #: 211022240322
Statement Date: 07/01/2025

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

Meter Read

Service Period: 05/06/2025 - 06/04/2025

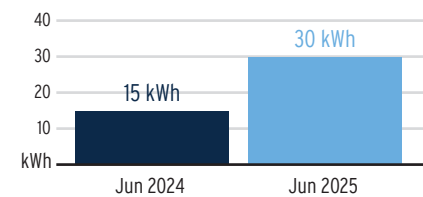
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	06/04/2025	25,751		24,847		904 kWh	1	30 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	904 kWh @ \$0.08641/kWh		\$78.11
Fuel Charge	904 kWh @ \$0.03391/kWh		\$30.65
Storm Protection Charge	904 kWh @ \$0.00577/kWh		\$5.22
Clean Energy Transition Mechanism	904 kWh @ \$0.00418/kWh		\$3.78
Storm Surcharge	904 kWh @ \$0.02121/kWh		\$19.17
Florida Gross Receipt Tax			\$4.00
Electric Service Cost			\$159.83
State Tax			\$13.51
Total Electric Cost, Local Fees and Taxes			\$173.34

Avg kWh Used Per Day



Current Month's Electric Charges **\$173.34**

Billing information continues on next page →



Sub-Account #: 221006350658
 Statement Date: 07/01/2025

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

Meter Read

Service Period: 05/02/2025 - 06/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	06/02/2025	86,464		84,957		1,507 kWh	1	32 Days

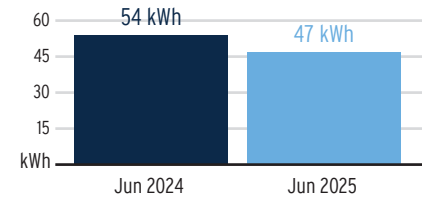
Charge Details

<div>⚡ Electric Charges</div>			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	1,507 kWh @ \$0.08641/kWh		\$130.22
Fuel Charge	1,507 kWh @ \$0.03391/kWh		\$51.10
Storm Protection Charge	1,507 kWh @ \$0.00577/kWh		\$8.70
Clean Energy Transition Mechanism	1,507 kWh @ \$0.00418/kWh		\$6.30
Storm Surcharge	1,507 kWh @ \$0.02121/kWh		\$31.96
Florida Gross Receipt Tax			\$6.37
Electric Service Cost			\$254.81

Current Month's Electric Charges \$254.81

Billing information continues on next page →

Avg kWh Used Per Day





Sub-Account #: 221006361218
Statement Date: 07/01/2025

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

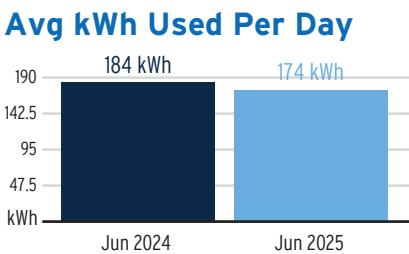
Meter Read

Service Period: 05/02/2025 - 06/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	06/02/2025	12,305		6,733		5,572 kWh	1	32 Days

Charge Details

<div>⚡ Electric Charges</div>			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	5,572 kWh @ \$0.08641/kWh		\$481.48
Fuel Charge	5,572 kWh @ \$0.03391/kWh		\$188.95
Storm Protection Charge	5,572 kWh @ \$0.00577/kWh		\$32.15
Clean Energy Transition Mechanism	5,572 kWh @ \$0.00418/kWh		\$23.29
Storm Surcharge	5,572 kWh @ \$0.02121/kWh		\$118.18
Florida Gross Receipt Tax			\$22.16
Electric Service Cost			\$886.37



Current Month's Electric Charges **\$886.37**

Billing information continues on next page →

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

Meter Read

Service Period: 05/06/2025 - 06/04/2025

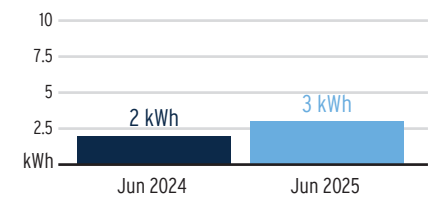
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	06/04/2025	4,065		3,964		101 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	101 kWh @ \$0.08641/kWh	\$8.73
Fuel Charge	101 kWh @ \$0.03391/kWh	\$3.42
Storm Protection Charge	101 kWh @ \$0.00577/kWh	\$0.58
Clean Energy Transition Mechanism	101 kWh @ \$0.00418/kWh	\$0.42
Storm Surcharge	101 kWh @ \$0.02121/kWh	\$2.14
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.07
State Tax		\$2.96
Total Electric Cost, Local Fees and Taxes		\$38.03

Avg kWh Used Per Day



Current Month's Electric Charges

\$38.03

Billing information continues on next page →



Sub-Account #: 221007640941
Statement Date: 07/01/2025

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

Meter Read

Service Period: 05/02/2025 - 06/02/2025

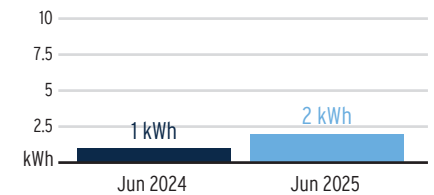
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	06/02/2025	635		563		72 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	72 kWh @ \$0.08641/kWh	\$6.22
Fuel Charge	72 kWh @ \$0.03391/kWh	\$2.44
Storm Protection Charge	72 kWh @ \$0.00577/kWh	\$0.42
Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh	\$0.30
Storm Surcharge	72 kWh @ \$0.02121/kWh	\$1.53
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$31.87
State Tax		\$2.69
Total Electric Cost, Local Fees and Taxes		\$34.56

Avg kWh Used Per Day



Current Month's Electric Charges

\$34.56

Billing information continues on next page →

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


Meter Read

Service Period: 05/02/2025 - 06/02/2025

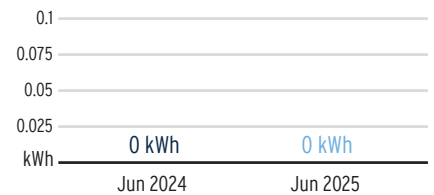
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	06/02/2025	0		0		0 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68
State Tax		\$1.75
Total Electric Cost, Local Fees and Taxes		\$22.43

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.43

Billing information continues on next page →



Sub-Account #: 221007832001
 Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$10.22
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		\$0.67
State Tax		\$56.19

Lighting Charges **\$801.90**

Current Month's Electric Charges

\$801.90

Billing information continues on next page →



Sub-Account #: 221008279970
 Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$33.23
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		\$2.18
Franchise Fee		\$158.74
Municipal Public Service Tax		\$6.56
State Tax		\$196.01
Lighting Charges		\$2,784.88

Current Month's Electric Charges \$2,784.88

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: 05/02/2025 - 06/02/2025

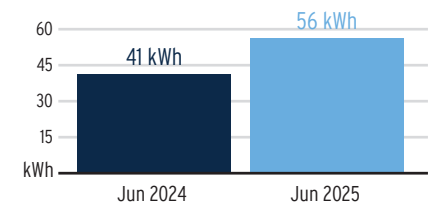
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	06/02/2025	23,280		21,489		1,791 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,791 kWh @ \$0.08641/kWh	\$154.76
Fuel Charge	1,791 kWh @ \$0.03391/kWh	\$60.73
Storm Protection Charge	1,791 kWh @ \$0.00577/kWh	\$10.33
Clean Energy Transition Mechanism	1,791 kWh @ \$0.00418/kWh	\$7.49
Storm Surcharge	1,791 kWh @ \$0.02121/kWh	\$37.99
Florida Gross Receipt Tax		\$7.47
Electric Service Cost		\$298.93
State Tax		\$25.26
Total Electric Cost, Local Fees and Taxes		\$324.19

Avg kWh Used Per Day



Current Month's Electric Charges

\$324.19

Total Current Month's Charges

\$11,859.99



ADMIRAL FURNITURE

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

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

Agenda Page 78

Invoice

Date	Invoice #
7/21/2025	A-152355

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

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

S.O. No.	P.O. No.	CARRIER/ TRACKING	Terms	Rep	ACFQ Number
A-52355		ADMIRAL	50% DEP / BAL ...	AF	OA-52355
Item	Description	Backord...	Invoiced	Rate	Amount
FB_Item	9973 - RE-SLING - RE-SLING CHAISE LOUNGE - Note: ATLANTIC DRIFT		22	142.11001	3,126.42
	Subtotal				3,126.42
SURCHARGE-S...	SURCHARGE - SURCHARGE		1	93.79	93.79
FREIGHT - SO	FREIGHT		1	650.00	650.00
	Total AvaTax - Tax line value imported from AvaTax.			0.00	0.00
	EXEMPT#85-8017561990C-7				

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

Venue: Marion CNTY FL

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

Terms & Conditions:

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

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

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

Sub-Total \$3,870.21

Total \$3,870.21

Payments/Credits -\$1,935.10

Balance Due \$1,935.11



PO Box 3485
Apollo Beach, FL 33572
813-322-5270

Invoice #27703 07/09/2025

DUE ON 07/10/2025

Cypress Mill CDD
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE ADDRESS
15720 Miller Creek Drive
Ruskin, Florida 33573

SERVICE DATES		QTY	PRICE	AMOUNT
07/09/2025	Commerical Swimming Pool Recovery Chemically and mechanically treat pool for green, yellow, and black algae without draining pool.	1	\$1,100.00	\$1,100.00
	Recovery within 3-10 days.			
	Diagnostic Troubleshoot Pool Pump surging and not fully primed to determine source of vacuum leak.	1	\$150.00	\$150.00
	Includes providing 1 new pump lid O-ring.			
	During diagnostic, we identified the issue was limited to the pump lid oring. Pump fully primed and is circulating. Flow is still low because DE grids are dirty and need to be backwashed.			
Subtotal				\$1,250.00
Taxable Subtotal				\$0.00
Discount				\$0.00
Tax				\$0.00
TOTAL BALANCE DUE				\$1,250.00

Call the office at 813-322-5270 to enroll in our new AUTO-PAY system. Access your customer portal by visiting <https://aspsouthshorefl.poolbrain.com>

We appreciate your business and prompt payment

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

Association:	<i>Cypress Mill</i>
Date:	<i>7/12/25</i>
Payable To:	<i>George Fabrizio</i>
Address:	<i>1827 Mira Lago Circle Ruskin Fl 33570</i>
Account:	<i>REIMBURSEMENT CLUBHOUSE</i>
Amount:	<i>198.06</i>
Description:	<i>Toilet paper, trash bags, air filters</i>
Requested By:	<i>Supervisor ALBA SANCHEZ</i>

Order Details

Order placed July 5, 2025 | Order # 112-3613658-7658630

Save Order Details

Ship to	Payment method	Order Summary	
George Fabrizio 1827 MIRA LAGO CIR RUSKIN, FL 33570-3207 United States	Mastercard ending in 2652	Item(s) Subtotal:	\$49.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$49.98
		Estimated tax to be collected:	\$3.75
		Grand Total:	\$53.73

Delivered July 7



Filterbuy 20x20x4 Air Filter MERV 8 Dust Defense (2-Pack), Pleated HVAC AC Furnace Air Filters Replacement (Actual Size: 19.50 x 19.50 x 3.63 Inches)

Sold by: Filterbuy

Supplied by: Other

Return or replace items: Eligible through August 6, 2025

\$49.98

Order Details

Order placed June 28, 2025 | Order # 112-7618345-7435463

Save Order Details

Ship to	Payment method	Order Summary	
George Fabrizio 1827 MIRA LAGO CIR RUSKIN, FL 33570-3207 United States	Mastercard ending in 2652	Item(s) Subtotal:	\$79.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$79.99
		Estimated tax to be collected:	\$6.00
		Grand Total:	\$85.99

Delivered July 5



Commercial Grade Dog Waste Station Can Liners - 4 Rolls of 50 bags - Standard Size 26" W x 33" L (10-13 gallons) - Heavy Duty, Thicker than competitors bags (1.1 mil) (200 Liners total, Black)

Sold by: Zero Waste USA

Supplied by: Other

Return or replace items: Eligible through August 7, 2025

\$79.99

Order Details

Order placed July 2, 2025 | Order # 112-7398104-4632223

Save Order Details

Ship to	Payment method	Order Summary
George Fabrizio 1827 MIRA LAGO CIR RUSKIN, FL 33570-3207 United States	Mastercard ending in 2652	Item(s) Subtotal: \$28.30 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$28.30 Estimated tax to be collected: \$2.12 Grand Total: \$30.42

Delivered July 3

Your package was left near the front door or porch.



Amazon Basics Soft and Strong 2-Ply Toilet Paper, 30 Ultra Rolls = 120 Regular Rolls, Unscented, 340 Sheet (30 Rolls)
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through August 2, 2025
\$28.30

Order Details

Order placed June 28, 2025 | Order # 112-8902941-0244207

Save Order Details

Ship to	Payment method	Order Summary
George Fabrizio 1827 MIRA LAGO CIR RUSKIN, FL 33570-3207 United States	Mastercard ending in 2652	Item(s) Subtotal: \$25.97 Shipping & Handling: \$0.00 Total before tax: \$25.97 Estimated tax to be collected: \$1.95 Grand Total: \$27.92

Delivered July 2

Your package was left in or near the garage.



Tasker 55-60 Gallon Trash Bags Heavy Duty | Value 50 Count Bags w/Ties | Extra Large Industrial Trash Bags 55 Gallon, Lawn and Leaf Bags, Extra Large Outdoor Contractor Trash Can Liners, 50-60 Gallon
Sold by: Simple
Return or replace items: Eligible through August 2, 2025
\$25.97

DM~ Alba M. Sanchez
MEETING DATE: 7/10/2025
Cypress Mill CDD

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

154290

CUSTOMER ID

C2296

PO#

DATE

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

BILL TO

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Alba M Sanchez 05-20-25 AMAZON.COM*NZ48852Q2 : cypress Mill CDD CLUBHOUSE \$48.98	1	Ea	48.98		48.98
Postage	1	Ea	2.07		2.07
Subtotal					51.05

Subtotal

\$51.05

Tax

\$0.00

Total Due

\$51.05

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: 7/10/2025
Cypress Mill CDD

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

DM~ Alba M. Sanchez
MEETING DATE: 7/10/2025
Cypress Mill CDD

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

Service Slip/Invoice

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

INVOICE:	222451
DATE:	07/18/2025
ORDER:	178971

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

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

Work Date	Time	Target Pest	Technician		Time In
07/18/2025	12:00 AM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECIEPT	07/18/2025			

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

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

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

PLEASE PAY FROM THIS INVOICE



INVOICE

DATE	DUE	INVOICE #
7/28/2025	8/27/2025	SA-13827

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
	On July 16th, during a wet check, irrigation technician encountered 14 broken sprinklers along main entrance. Sprinklers looked to be kicked over. Tech replaced 14 sprinklers and nozzles. On July 21st, technician encountered 8 broken sprinklers that were vandalized from the 14 that were replaced prior.			
7/16/2025	Parts used 22- 6 inch Rainbird sprinklers 22-Rainbird nozzles	1.00	596.60	596.60
	Parts total; \$171.60 Labor 5 hours; \$425			

TOTAL	596.60
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	596.60

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

July 29, 2025

Client: 001503

Matter: 000001

Invoice #: 26896

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/5/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGEMENT REGARDING AGENDA PACKAGE; REVIEW RECREATIONAL FACILITIES POLICIES.	0.6	\$195.00
6/10/2025	AM	REVIEW AND REVISED PUBLICATION AD FOR BUDGET.	0.5	\$87.50
6/11/2025	MB	REVIEW RESOLUTIONS ADOPTING FY 2026 BUDGET AND ASSESSMENTS; REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE AND ETHICS TRAINING PRESENTATION PART 2.	0.9	\$292.50
6/12/2025	MS	REVISE, FINALIZE AND TRANSMIT RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS.	0.2	\$35.00
6/12/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING AND CONDUCT ETHICS TRAINING PART 2.	4.9	\$1,592.50
6/18/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING FORM 1.	0.3	\$97.50
6/19/2025	MB	REVIEW AND RESPOND TO EMAIL FOR DISTRICT CHAIR REGARDING POND ISSUES; REVIEW AND REVISE DISTRICT RECREATIONAL FACILITIES POLICIES.	2.9	\$942.50
6/24/2025	MB	PREPARE FORM FOOD TRUCK AGREEMENT.	0.9	\$292.50
Total Professional Services			11.2	\$3,535.00

Total Services	\$3,535.00	
Total Disbursements	\$0.00	
Total Current Charges		\$3,535.00
Previous Balance		\$1,327.50
Less Payments		(\$1,327.50)
PAY THIS AMOUNT		\$3,535.00

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

Agenda Page 91

vertising Run Dates	Advertiser Name	
6/18/25-6/25/25	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
6/25/2025	Deirdre Bonett	TB184333
Total Amount Due	Invoice Number	
\$818.00	42171-061825	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/18/25	6/25/25	42171	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	HEARING Affidavit Fee	4	1.00x50.00 L	\$816.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
6/18/25-6/25/25	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
6/25/2025	Deirdre Bonett	TB184333
Total Amount Due	Invoice Number	
\$818.00	42171-061825	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CYPRESS MILL CDD
2005 Pan Am Cir Ste 300 # Attn
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter HEARING was published in said newspaper by print in the issues of 06/18/25, 06/25/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

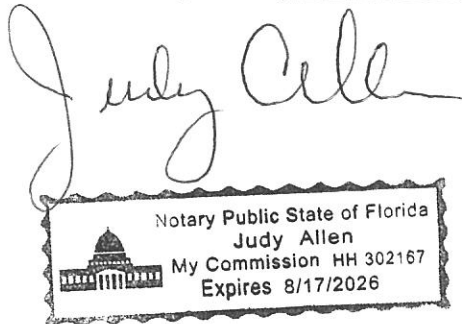
Signature of Affiant

Sworn to and subscribed before me this 06/25/2025

Signature of Notary Public

Personally known ☒ or produced identification.

Type of identification produced _____



The Board of Supervisors (the "Board") of the Cypress Mill Community Development District (the "District") will hold a public hearing and a meeting on July 10, 2025, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.cypressmillcdd.com/, or may be obtained by contacting the District Manager's office via email at Alba.Sanchez@inframark.com or via phone at (813) 991-1116.

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

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

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

Alba Sanchez
District Manager

Run Date: June 18 and 25, 2025

42171



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7818402
243517000
07/11/2025
Duffy, Leanne M
(407)-835-3807

Cypress Mill CDD
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2020,
ASSESSMENT AREA TWO**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**CYPRESS MILL COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS SERIES
2020, ASSESSMENT AREA TWO**

Invoice Number:	7818402
Account Number:	243517000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 243517000
Invoice # 7818402
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55101
"Copy of Previously Printed Invoice"

Invoice Number: 7818402
Invoice Date: 07/11/2025
Account Number: 243517000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Agenda Page 94

**CYPRESS MILL COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS SERIES
2020, ASSESSMENT AREA TWO**

Accounts Included 243517000 243517001 243517002 243517003 243517004 243517005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 04/01/2025 - 03/31/2026				\$3,750.00
Incidental Expenses 04/01/2025 to 03/31/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

DM~ Alba M. Sanchez
MEETING DATE: 7/10/2025
Cypress Mill CDD

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

CYPRESS MILL CDD
DISTRICT CHECK REQUEST

Today's Date	<u>6/18/2025</u>
Payable To	<u>Cypress Mill CDD</u>
Check Amount	<u>\$1,352.29</u>
Check Description	<u>Series 2018 - FY 25 Tax Dist. ID Dist 728</u>
Check Amount	<u>\$1,249.73</u>
Check Description	<u>Series 2020 - FY 25 Tax Dist. ID Dist 728</u>
Check Amount	<u>\$1,022.00</u>
Check Description	<u>Series 2023 - FY 25 Tax Dist. ID Dist 728</u>
Special Instructions	<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 97

	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
6/18/2025	6,221.16	2,597.14	2,597.14	1,352.29	1,352.29	1,249.73	1,249.73	1,022.00	1,022.00	-	Dist 728
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
TOTAL	2,569,643.48	1,072,745.26	1,072,745.26	558,562.26	558,562.26	516,197.91	516,197.92	422,138.04	422,138.04	(0.01)	
Net Total on Roll	2,727,923.86		1,138,822.34		592,967.60		547,993.76		448,140.16		
Collection Surplus / (Deficit)	(158,280.38)		(66,077.08)		(34,405.34)		(31,795.84)		(26,002.12)		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100145							
001	07/03/25	SPEAREM ENTERPRISES	6228	June 2025 cleaning doggie stations	DOG WASTE STATIONS	531155-53908	\$150.00
Check Total							\$150.00
CHECK # 100146							
001	07/03/25	INFRAMARK LLC	152940	July 2025 management contract	ACCT SVCS	532001-51301	\$562.50
001	07/03/25	INFRAMARK LLC	152940	July 2025 management contract	DISSEMINATION SVCS	531142-51301	\$1,050.00
001	07/03/25	INFRAMARK LLC	152940	July 2025 management contract	DIST MGMT	531150-51301	\$3,333.33
Check Total							\$4,945.83
CHECK # 100147							
001	07/03/25	FLOCK GROUP INC	INV-68045	Solar Video CAAMERAS	CAMERAS	546922-53970	\$4,578.72
Check Total							\$4,578.72
CHECK # 100148							
001	07/08/25	TIMES PUBLISHING COMPANY	42171-061825	June 2025 legal advertisement	AD SERVICES	548002-51301	\$818.00
Check Total							\$818.00
CHECK # 100149							
001	07/08/25	SITEX AQUATICS LLC	9934-B	July 2025 aquatic maint	AQUATIC MAINT.	531085-53908	\$1,065.00
Check Total							\$1,065.00
CHECK # 100150							
001	07/08/25	COMPLETE I.T CORP	16991	July 2025 Email account vault audit	email	549936-51301	\$99.00
Check Total							\$99.00
CHECK # 100151							
001	07/08/25	STEADFAST CONTRACTORS ALLIANCE	SA-13445	July 2025 Landscape contract	LANDSCAPE MAINT	546300-53908	\$18,271.00
Check Total							\$18,271.00
CHECK # 100152							
001	07/14/25	HOMERIVER GROUP	234185	June 20 payroll Folio Management	PAYROLL	512305-53970	\$12,584.65
001	07/14/25	HOMERIVER GROUP	234185	June 20 payroll Folio Management	taxes and admin fees	521004-53908	\$4,656.32
001	07/14/25	HOMERIVER GROUP	234185	June 20 payroll Folio Management	payroll and staffing mgmt	531093-53908	\$3,000.00
Check Total							\$20,240.97
CHECK # 100153							
001	07/14/25	PHANTOM FITNESS SERVICES	INV#07032025-CMR	July 2025 Fitness Services	phantom fitness services	546115-53908	\$1,332.96
Check Total							\$1,332.96
CHECK # 100154							
001	07/21/25	INFRAMARK LLC	154290	July 2025 amazon purchase for clubhouse	MANAGEMENT FEE APRIL 2024	541024-51301	\$51.05
Check Total							\$51.05
CHECK # 100155							
001	07/21/25	ATP POOL AND OUTDOOR SERVICES LLC	27703	Emergency pool services July 2025	pool service	534078-53908	\$1,250.00

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100156							Check Total <u>\$1,250.00</u>
001	07/28/25	SPEAREM ENTERPRISES	6246	June 2025 empty dog stations	DOG WASTE STATIONS	531155-53908	\$150.00
CHECK # 100157							Check Total <u>\$150.00</u>
001	07/29/25	REPCO L&O PEST CONTROL	222451	pest control July 2025	PEST SERVICE	531170-53970	\$120.00
CHECK # 100158							Check Total <u>\$120.00</u>
001	07/29/25	ADMIRAL FURNITURE LLC	A-152355- 2ND DRAW	balance due on the payment	2nd draw	546074-53908	\$1,935.11
CHECK # 100159							Check Total <u>\$1,935.11</u>
001	07/31/25	STEADFAST CONTRACTORS ALLIANCE	SA-13827	Irrigation repairs July 2025	LANDSCAPE MAINT	546930-53908	\$596.60
CHECK # 1862							Check Total <u>\$596.60</u>
001	07/10/25	HAROLD ANTHONY SEABROOK	HS-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
CHECK # 1863							Check Total <u>\$200.00</u>
001	07/10/25	JASON ROBARE	JR-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
CHECK # 1864							Check Total <u>\$200.00</u>
001	07/10/25	JOHN STEVEN ZANIKOS	JZ-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
CHECK # 1865							Check Total <u>\$200.00</u>
001	07/10/25	WILLIAM LEWIS SHARP	WS-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
CHECK # 1866							Check Total <u>\$200.00</u>
001	07/21/25	US BANK	7818402	TRUSTEE FEES	TRUSTE FEES	531045-51301	\$4,040.63
CHECK # 1867							Check Total <u>\$4,040.63</u>
001	07/24/25	GEORGE FABRIZIO	071225-	reimbursement for expenses	reimbursement	546922-51301	\$198.06
CHECK # 1868							Check Total <u>\$198.06</u>
001	07/24/25	JOHN CHRISTOPHER SHELTON	072125-	reimbursement for CDD expenses	expenses	53800-53908	\$1,804.83
CHECK # 300048							Check Total <u>\$1,804.83</u>
001	07/03/25	CHARTER COMMUNICATIONS	2432049060825 ACH	SVC PRD 06/08-07/07/25	Dues, Licenses, Subscriptions	554020-57201	\$315.98

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300049							Check Total <u>\$315.98</u>
001	07/21/25	TECO ACH	070725-5825 ACH	ELECTRIC	Utility - Electric	543041-53150	\$11,859.02
CHECK # 300050							Check Total <u>\$11,859.02</u>
001	07/28/25	TECO ACH	070825-9291 ACH	July 2025 TECO	ELECTRIC	543041-53150	\$2,698.63
CHECK # 300051							Check Total <u>\$2,698.63</u>
001	07/29/25	TECO ACH	070825-7103 ACH	July 2025 TECO	ELECTRIC	543041-53150	\$167.88
CHECK # 300052							Check Total <u>\$167.88</u>
001	07/29/25	TECO ACH	070825-3471 ACH	July 2025 TECO	ELECTRIC	543041-53150	\$28.21
CHECK # 300053							Check Total <u>\$28.21</u>
001	07/29/25	TECO ACH	070825-1113 ACH	July 2025 TECO	ELECTRIC	543041-53150	\$1,329.35
CHECK # 300054							Check Total <u>\$1,329.35</u>
001	07/25/25	BOCC ACH	072325-6494 ACH	July 2025 BOCC ACH	WATER	543018-53600	\$418.23
CHECK # 300055							Check Total <u>\$418.23</u>
001	07/25/25	WASTE MANAGEMENT - ACH	0166214-2206-8 ACH	ELECTRIC	Utility - Electric	543041-53150	\$636.76
							Check Total <u>\$636.76</u>
Fund Total							\$79,901.82

SERIES 2018 DEBT SERVICE FUND - 200

CHECK # 1861							
200	07/09/25	CYPRESS MILL CDD	06182025 - 728	FY25 TAX DIST ID 728	SERIES 2018 FY25 TAX DIST ID 728	103200	\$1,352.29
							Check Total <u>\$1,352.29</u>
Fund Total							\$1,352.29

SERIES 2020 DEBT SERVICE FUND - 201

CHECK # 1861

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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201	07/09/25	CYPRESS MILL CDD	06182025 - 728	FY25 TAX DIST ID 728	SERIES 2020 FY25 TAX DIST ID 728	103200	\$1,249.73
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Check Total	\$1,249.73
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Fund Total	\$1,249.73
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SERIES 2023 DEBT SERVICE FUND - 202

CHECK # 1861

202	07/09/25	CYPRESS MILL CDD	06182025 - 728	FY25 TAX DIST ID 728	SERIES 2023 FY25 TAX DIST ID 728	103200	\$1,022.00
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Check Total	\$1,022.00
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Fund Total	\$1,022.00
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Total Checks Paid	\$83,525.84
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