

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 19, 2022**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, OCTOBER 19, 2022

9:30 am

The offices of Inframark, LLC

Located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607

District Board of Supervisors	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Ben Gainer
	Supervisor	Becky Wilson
	Supervisor	Lori Campagna
District Manager	Inframark	Gene Roberts
District Attorney	Straley Robin Vericker	Vivek Babbar
District Engineer	Landmark Engineering	Todd Amaden

All cellular phones and pagers must be turned off while in the meeting room

The regular meeting will begin at **9:30 a.m** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Board of Supervisors Request and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Public Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

October 19, 2022

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Regular of Cypress Mill Community Development District will be held on **October 19, 2022, at 9:30 A.M at the offices of Inframark, LLC located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 7979718#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Holiday Lighting Proposal Tab 01
 - B. Discussion on Resident Resumes Tab 02
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting September 8, 2022,Tab 03
 - B. Consideration of Operation and Maintenance Expenditures August 2022.....Tab 04
 - C. Review of Financial Statements Month Ending August 31, 2022.....**Tab 05**
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 06
 - i. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Gene Roberts
District Manager

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 120
Tampa, FL 33607
attn: Gene Roberts

(813) 397-5120 x324

JOB DESCRIPTION
Holiday lighting and decorations for Cypress Mill

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance	\$5,000.00
Install clear C9s across the top of entrance sign	
Option Install track lighting across the top of red rails (note: track would match red rails) Install track lighting across the top of entrance signs * Track lights will change colors; chase and other nice animations	3,250.00
Install 3 x 48" wreaths with lights and bows on red post (outside and inside both signs)	
Install clear, warm white mini lights in 10 Palm trees in surrounding \entrance sign	
Option Outline both lower and upper flower beds with warm white, C9 stake lighting	1,750.00
Maintenance throughout holiday season	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$5,000.00

- * Price includes rental of materials, lift, 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.

*** NOTE: OPTIONS LISTED ABOVE ARE NOT INCLUDED IN TOTAL ESTIMATED JOB COST**

Tim Gay
PREPARED BY

9/20/2022
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.



Aloyn Hawthorne

Senior CAD Technician

Sun City Center, FL 33573

Mobile: 850-570-9730 | Email: Aloyn.Hawthorne@gmail.com

Executive Summary

CAD & GIS professional with 23 years' progressive experience. I am best known for my strong work ethic, integrity, and selfless attitude towards helping others.

Experience

EXP Energy Services

Senior CAD Technician—Tampa, FL

03/2018–Present

- **Management:** Meets with Engineering staff and clients to ensure project goals and milestones are met. Ensures CAD staff is kept abreast of project scheduling. Conducts meetings and trains staff on all project related drawings and standards. QA/QC of all site-specific drawings prior to engineering review.
- **GIS:** Utilizes ArcGIS Pro to conduct analysis, generate natural ground profiles, produce exhibits, and create and maintain geospatial data.
- **Design:** Utilizes Civil 3D 2018 to generate, stationing alignments, base files, site specific drawings, calculations, models, and reports.
- **Field Support & Processing:** Post-processes control and static infill GPS survey data through OPUS and Trimble Business Center. Produces all construction drawings and certified plats.

Survtech Solutions, Inc.

Survey Technician—Sanford, FL

11/2017–03/2018

- **GIS:** Utilizes ESRI's UPDM to manage and maintain all As-Built survey data. Creates and maintains schemas, file geodatabases, scripts, and models for streamlining processes and procedures.
- **Processing:** Processes and registers point clouds through Faro Scene. Utilizes TopoDot and other software's to extract pipeline data for record drawings. Produces HDD as-built drawings. Generates 3D models based on construction documents.
- **Design & Mapping:** Adjusted clients 3D models to survey point cloud data and redlined fabrication drawings. Located stationing and pipeline appurtenances utilizing As Built ILI information and reports to generate stake out files for field crews. Generated Topographic Survey deliverables.

CARDNO, Inc.

Project Surveyor—Tampa, FL

07/2017–11/2017

- **Management:** Managed FDOT D1 & D7 SUE task work orders. Tasks included layout, locating, and maintenance of survey information. Was directly responsible for the supervision of surveying and mapping work performed on assigned projects.
- **Field Support & Processing:** Project control setup Calculated & computed stake out points for field crews. Generated As-Staked reports. Post processed raw GPS, Total Station, & Digital Level data through Leica GeoOffice.

Wantman Group, Inc.

Survey Technician—Tampa, FL

08/2016–07/2017

- **Management:** Managed FDOT Task Work Orders (Push Button) and Private Construction projects. Tasks included layout, locating, and maintenance of survey information. Was responsible for the supervision of surveying and mapping work performed on assigned projects.
- **Design & Mapping:** Generated surfaces for machine controllers. Performs LIDAR extraction via TopoDot. Produced FDOT survey theme files for final deliverables. Produced SUE deliverables for FDOT District 7. This includes all theme & gpk files and Verified Vertically & Horizontally (VVH) testhole reports.
- **Field Support & Processing:** Project control setup. Calculated & computes stake out points for field crews. Generated As-Staked reports. Post processed raw GPS, Total

Station, & Digital Level data through Trimble Business Center. Also processed GPS/RTK data utilizing VectorNT.

- GIS: Created and Managed As-Built databases for managing projects. Maintained an extensive database of As-Built data.

Experience Cont'd.

OMNI Communications

Survey Technician/Designer– Tampa, FL

08/2015-08/2016

- Design & Mapping: Adhered to FDOT Surveying & Mapping standards (District 1, 5, & 7). Utilized CAD software to prepare R/W Control Survey maps, keymaps, cover sheets, sketches, etc. Generated TINs, surface models, and contours from field data. Routinely performed typical coordinate geometry calculations such as intersections, curves, inverses, area calculations, etc. Interpreted legal descriptions, plats, and maps. Produced all final survey deliverables such as topographic, utility, drainage, DTM's, and reports.
- Field Support & Processing: Post processed all raw data surveyed through FDOT's EFB, Trimble Access, and Survey Pro data collector software. Reduced field notes and checks reductions & calculations made by others. Adjusted field calculations. Provided support to all field crews, this includes project setup, pre-calculations, monumentation research, and staking files.
- Field/Land Surveying: Utilized conventional and unconventional survey methods to capture SUE (Subsurface Utility Engineering) data in the field. Conducted bench runs utilizing an automatic level. Generated field notes and performs field calculations.

EPIC Engineering & Consulting Group

CAD/GIS Analyst – Airspace Analyst – Orlando, FL

08/2014-08/2015

- GIS Analysis: Conducted preliminary airspace analysis for all on-airport development at the Orlando International Airport. Worked with airport planners, engineers, and project managers to mitigate potentially hazardous impacts to navigable airspace from proposed structures and temporary construction equipment. Managed local coordination of on-airport temporary construction equipment location(s) and scheduling with Airfield Operations and the local Air Traffic Control Tower. Submitted proposed development information to the Federal Aviation Administration's OE/AAA website for formal review and determination.
- Design: Generated exhibits, maps, and detailed drawings as requested by airport staff and the Federal Aviation Administration. Typical detailed drawings and exhibits consist of existing and planned airfield layout & conditions, NAVAID equipment, design surfaces, airspace surfaces, and preliminarily aeronautical study results. Conducted airspace technical reviews for proposed on-airport development.
- Field Verification: Produced as-built drawings for airport satellite buildings using standard site visit, building measurement, and field verification procedures. Conducted airfield signage verification and mapping to ensure the airport fulfilled Part 139 requirements.

Willbros Engineering

GIS Manager/IT Support – San Antonio, TX

08/2013 – 08/2014

- Management: Met with stakeholders to gather scope of work and project requirements. Managed GIS staff. Calculated man-hours for proposals and estimates. Performed project presentations.
- Field Support & Processing: Processed raw field data through CAD and proprietary software. Evaluated, analyzed, and validated civil survey data for accuracy to ensure compliance with applicable regulations, professional, and industry standards. Produced final deliverables based on client requirements.
- GIS Analysis & Geodatabase Design: Developed, supported, and maintained geospatially intelligent database systems for proposed, new, and existing oil & gas pipeline projects. Researched, acquired, and processed data relevant to department and project needs. Maintained error free data through topology validation. Performed remote sensing. Utilized scripting and modeling tools such as Python and Model Builder to streamline geoprocesses. Also, performed ad-hoc tasks such as digitizing, feature attribution and editing.
- Route Selection & Design: Performed route selection and analysis for underground electrical power lines, oil, natural gas, and commingle pipelines. Assisted CAD department with relevant functions such as, training, troubleshooting, and design. Generated alignments sheets and legal plats. Performed deed research and plotting. Utilized dynamic tools and functions to promote efficiency and accurate drawings. Worked with CAD staff to meet project objectives and fulfill final deliverable requirements. Worked closely with engineers to ensure Horizontal Directional Drill (HDD) and bore design drawings met and exceeded minimum requirements. Created ground profiles from preliminary and as-built civil survey data.

- IT Support: Worked with remote IT staff to resolve issues such as desktop troubleshooting, wireless network connectivity, and software installation. Installed and upgraded workstation peripheral devices. Utilized proprietary software to manage local staff resource and file access permissions. Resolved wide-format plotter and printer issues. Improve software license sharing and purchasing issues by employing remote desktop protocol (RDP).

Experience Cont'd.

EXP Energy Services

Lead CADD Technician – Tallahassee, FL

02/2006 – 08/2013

- Management: Managed and distributed work throughout the drafting department. Implemented CAD standards and procedures. Assisted and trained less experienced colleagues and staff. Worked closely with stakeholders to ensure deadlines and budgetary constraints were met. Planned, coordinated, and tracked tasks and deliverables. Employed quality control processes and procedures for all drawings and maps. Created and maintained organizational charts. Performed annual evaluations, promoted teamwork, and hosted weekly staff meetings. Independently explored new software and hardware to optimize production, staff, and resources.
- GIS Analysis & Geodatabase Design: Championed the implementation of new, more efficient, methods for producing route sheets and mapbooks. Generated and deployed geodatabases for geotechnical boring locations, cadastral data, and pipeline route variations. Conducted regulatory analysis such as Environmental Impact Statements (EIS), land use, and feasibility studies.
- Route Selection & Design: Produced Site-Specific drawings such as Horizontal Directional Drill (HDD), Open Cut, Bore, Facility and Auxiliary site drawings in a timely, precise and accurate manner. Performed route selection and analysis for cross country, large diameter pipeline projects and high voltage overhead transmission lines. Generated cross sections and profiles from civil survey, TIN, and DEM data. Georeferenced raster imagery. Generated alignment sheets and mapbooks.
- IT Support: Installed and configured new and existing CAD workstations. Troubleshoot hardware and software related issues for workstations, printers, and wide format plotters. Ensured existing workstations meet software upgrade specifications. Conducted contract negotiation for hardware such as printers, wide format plotters, and maintenance agreements. Maintained wide format plotters firmware and software upgrades.

JRA Architects

Drafter/CAD Operator – Tallahassee, FL

10/2004 – 02/2006

- Architectural Design: Generated full architectural plans, sections, details, sketches, and schematics for residential and commercial projects. Worked with in-house architects and project managers throughout the life cycle of the project. Collaborated with MEP and structural engineers during all phases to ensure project uniformity.
- Field Verification: Performed field surveys and analysis. Provided scale drawings and blueprints of concepts.
- Redline & Corrections: Corrected redlined drawings distributed by architects and project managers. Revised drawings as per client review. Followed FBC 2004 Building Code guidelines and regulations.

Florida Department of Corrections

Engineering Technician – Tallahassee, FL

08/2001 – 10/2004

- Architectural Design: Worked closely with in-house architects and engineers to translate ideas, sketches, and specifications into complete and accurate drawings. Completed projects on set schedules. Evaluated and applied job requirements with little to no supervision. Scanned and archived drawings for future use. Made in-house copies of drawings for engineers and architects. Hand delivered drawings to the State Fire Marshall and Building Code Administration offices for review, comment, and approval.
- Field Verification: Generated as-built drawings from site visits and existing plans.
- Redline & Corrections: Corrected redlined drawings distributed by in-house architects and engineers.

Technical Skills & Knowledge

Analysis

- ArcGIS Pro 2.9.2
- Global Mapper
- Spatial Analyst
- Sketchup
- 3D Analyst
- Autodesk Map 3D

Survey/Process/ Design

- Trimble R6/R8
- Total Station
Nikon NPL-302
- Trimble Business Center
- Power GEOPAK
- COGO
- Trimble TSC3
- Conventional Level
Leica NA500
- FDOT EFBP
- FDOT SS2 & SS4
- D & C Manager
- TDS Ranger
- Trimble Access
- Survey Pro 5.6
- Carlson SE
- Microstation V8i
- Civil 3D 2018

Regulations & Policies

- Title 14 CFR
- AC 150/5300-18B
- Title 49 CFR Part 192
- AC 150/5300-13A
- FDOT District 1, 5, & 7
- Rule Ch. 5J-17

Key Projects

CSX @ I-4 Polk Co., FL

OMNI Communications

Position: Survey Technician/Designer

Utilizing conventional and unconventional survey methods to successfully complete the survey of subsurface utility lines and testholes. Conducted static GPS/RTK sessions to establish coordinates for new points. Set and tied-in new traverse points. Elevated all new traverse points and testholes using an automatic level. Processed all field data. Generated final deliverables and reports.

South APM-ITF Complex

EPIC Engineering & Consulting Group

Position: Airspace Analyst

Conducted preliminary airspace analysis and submitted formal aeronautical studies for the Orlando International Airport South Terminal Complex Buildings and Structures.

Phillips 66 Gas Gathering System

Willbros Engineering

Position: GIS Manager/Senior Designer

Successfully completed route selection and analysis for the Phillips 66 20-mile Murphy gas gathering pipeline system.

Keystone Pipeline System

EXP Energy Services

Position: Lead CADD Technician

Performed route selection and feasibility studies, managed, and completed design drawings for Keystone Mainline, Keystone XL, and Houston Lateral.

Education

Capella University

B.S. Information Technology - GPA 3.4

- Network and System Architecture
- Internetwork Architecture I and II
- Programming
- Network and Security Hardware
- Hardware and OS Architecture
- Wireless Networks

Tallahassee Community College

- Advanced CAD
- Advanced GIS
- GPS
- Plans Interpretation
- Const. Materials and Methods

Leon High School

High School Diploma
Graduated - May 2000

Licenses/ Certifications

Small Unmanned Aircraft System Pilot (sUAS)

Certification Number – 4318582

Date Issued – 02 Dec 2019

Licensed Florida Real Estate Sales Associate/Realtor

License Number – SL3495109





Date Issued – 04 Mar 2021

Community Associations Manager (LCAM)

License Number – CAM53747

Date Issued – 30 Sep 2020

HAROLD ANTHONY SEABROOK, PHD(c), MBA, BSBIS, CTT+, ITIL

 Sun City Center, FL |  813 695-0339 |  info@anthonyseabrook.com |  linkedin.com/in/anthonyseabrook/

PROFILE

21st Century Academic armed with educational leadership insights from doctoral studies and 15 years of teaching experience to navigate higher education institutions through complexities of contemporary learning models and promote a culture of metacognition and deep learning.

Product Owner and Technical Consultant entrusted with managing large-scale, complex IT projects for state and federal agencies, including developing business requirements, training, and clinical data extraction for a nationally released and Centers for Medicare and Medicaid Services (CMS) mandated Medicare web application.

Chief Learning Officer who blends expertise in higher education, IT, and business to empower organizations with data and strategies to manage risk, capitalize on emerging trends, ensure regulatory compliance, and maximize resources.

AREAS OF EXPERTISE

Higher Education | Curriculum Design | Instructional Design | Data Analysis & Research | Scrum/Agile
Information Technology (IT) | Learning Management Systems (LMS) | Adult Learning Strategy | Government Healthcare Contracting
End Stage Renal Disease (ESRD) | HIPAA | Non-Profit Governance | Financial Services

EDUCATION

Doctor of Philosophy (Ph.D.) Candidate • Leadership and Education, Higher Education Administration | Barry University

Sampling of Coursework Includes: Quantitative & Qualitative Inquiry, Organizational Change, Sociology of Education

Dissertation Topic: Tinto's Academic/Social Integration Factors and Black Male Persistence in Florida Colleges

Master of Business Administration (MBA) | Webster University

Bachelor of Science in Business Information Systems | University of Phoenix

Associate of Science in Computer Programming and Analysis | Valencia College

Trainer Certification | CompTIA Certified Technical Trainer (CTT+) – Virtual Trainer (2021)

Agile Certification | Certified Scrum Product Owner (CSPO) (2022)

PROFESSIONAL EXPERIENCE

ADJUNCT PROFESSOR

Hillsborough Community College | Ruskin, FL | 12/2019 - Present

Design and facilitate engaging curriculum, integrate assessment best practices, and utilize evidence-based andragogy to support student success. Capitalize on technology to instill a collaborative, learner-centered environment for ~30 students in hybrid courses such as Introduction to Business, Principles of Management, and Business Communication at a college with a diverse student body.

- **Integrated accessible and user-friendly technology** to solicit student feedback and increase interaction, including utilizing PollEverywhere to assess learning, improve content quality, and gather real-time classroom/audience response data.

SMALL BUSINESS OWNER • ENTREPRENEUR

Veritable Planning & Solutions, PLLC | Tampa, FL | 01/2016 - Present

Leverage multiple areas of expertise to provide scientific and technical consultation, HIPAA Security Risk Assessments, curriculum and instructional design coaching, financial services, and technical training to state and federal agencies as a certified Service-Disabled Veteran-Owned Business (SDVOB), Minority Business Enterprise (MBE), and State of Florida approved marketplace vendor.

- **Secured and led a federal subcontract project**, defining and planning human-centered program design prototypes for End-Stage Renal Disease (ESRD) National Coordination Center (NCC) to increase transplant referrals and kidney transplantation rates.

HAROLD ANTHONY SEABROOK, PHD(c), MBA, BSBIS, CTT+, ITIL

📍 Sun City Center, FL | 📞 813 695-0339 | ✉ info@anthonyseabrook.com | 🔗 linkedin.com/in/anthonyseabrook/

PROFESSIONAL EXPERIENCE continued

- **Spearheaded joint project** of Health Services Advisory Group (HSAG)/Center for Medicare and Medicaid Services (CMS), using Agile and Scrum methodology to support implementation of CMS Measure and Instrument Development and Support (MIDS) Outpatient Quality Reporting (OQR) and ESRD Quality Reporting (EQRS) systems.
- **Subject Matter Expert (SME)** with M & R Consultants Corporation (MRCC) developing curriculum and writing content for AP level course in Computer Science.

ADJUNCT PROFESSOR

St. Petersburg College ▪ College of Business, College of Computer & Information Technology | Seminole, FL | 12/2006 – Present

Meet the needs of traditional and adult learners teaching courses such as Basic Computer & Information Literacy, Principles of Management, in various formats, including blended, face-to-face, and online. Monitored trends in higher education and continuously assessed student outcomes and feedback to propose curriculum revisions.

- **Boosted learner engagement** by using cell phone polls to solicit student feedback that guided transformation of pre-populated course content to more interactive lessons and clarification of course objectives.

IT MANAGER ▪ ANALYST ▪ CORPORATE TRAINER

Health Services Advisory Group | Tampa, FL | 09/2006 – 12/2016

IT Manager on a multimillion-dollar federal contract awarded by CMS to outline business requirements, training, and clinical expertise supporting new system (Project CROWNWeb, EQRS) mandate impacting 18 ESRD networks and stakeholders.

- **Facilitated organizational compliance** with CMS mandates by securing a third-party commercial off-the-shelf (COTS) LMS and customizing/delivering end-user training before the national rollout; provided technical support to 14K users.

EARLIER CAREER ▪ MILITARY SERVICE

- Computer Services Coordinator | Valencia College
- Computer Support Specialist | Laboratory Corporations of America
- United States Navy | Machinist Mate | 10-Point Compensable Disability Preference (CPS) Veteran

ACCOMPLISHMENTS & AFFILIATIONS

subject matter expertise • public speaking • civic leadership • community outreach

- Founding Charter Member | Florida Chapter for International Association of Innovation Professionals (IAOIP)
- Member | IAOIP Technical Advisory Group - ISO TC 279 / ISO 56000
- Awarded Distinguished Toastmaster (DTM) ▪ Highest Educational Achievement | Toastmasters International
- Commendation from Toastmasters' District 48 for attaining top designation of Distinguished Toastmasters (DTM) and reaching an Area Select while managing ~ 70 members across 4 clubs
- Board of Directors Executive Committee Member, Pinellas Village, Inc. for providing strategic leadership to a single parent program funded by county and state funds
- Received the *Grassroots Champion Award* ▪ Advocacy for Strong Families | Florida Family Policy Council

ACADEMIC RESEARCH & PRESENTATIONS

student success & empowerment • professional networking • knowledge sharing

Seabrook, A. (2020, March 7). *Interaction theory and black male students' persistence in the Florida College System* [Breaking through and overcoming policy barriers track presentation. Black, Brown & College Bound Summit, Tampa, FL.
<https://tinyurl.com/yfx5ep2n>

PROFESSIONAL EXPERIENCE continued

TECHNICAL SKILLS & RESOURCES

software programs • information management • learning management systems (LMS)

Windows OS and Applications | Agile, Software Development Framework | Camtasia | Articulate | Health Informatics (CHI) | Systematized Nomenclature of Medicine (SNOMED) | Logical Observation Identifiers Names and Codes (LOINC) | Statistical Package for the Social Sciences (SPSS) | Information Technology Infrastructure Library (ITIL) v3 | Jira | Confluence

James Thomas

Email; tjim2304@gmail.com

CERTIFICATION

SCI Service Corporate International of Dignity Memorial- Sales/Marketing Trainer

Professional Trainer and Marketing and Sales certified. Bright House Networks Cable Company

Business to Business Sales trainer Argentina and Israel

EDUCATION

Saint Leo University

Bachelor of Science in Management/Sports /Marketing

Arizona State University

Business Administration

Summary of Qualifications

Experience in sales and managing highly competitive corporate department, athletic departments/programs and recruitment. European Clubs and International Institutions. A successful track record of performing all aspects of recruitment, interviewing, hiring, training and development of departments and sales personnel. Actively involved in door to door sales, B2B presentations, In House presentations, field management and leadership. Proven administration skills include:

- Budgeting
- Staffing/Scheduling
- Presentations
- Bi-Lingual in English and Spanish
- Public Relations
- Presentations in Spanish
- Coordinate with customers
- Projects deployment
- Field Supervisor projects
- Prepare daily, weekly, monthly reports and take appropriate action to leverage sales
- Personnel Development
- International managerial experience and recruiting
- Develop sales goals and strategies for goal attainment

CORPORATE EXPERIENCE

NGR Solar Company Crownwell, CT – Manger Specialist Sales Team in State
Jan 2013- Aug 2015

- Daily assign appointments in territory
- Office and field sale training
- Ensure All understand and communicate company values at each presentation
- Assist with sale in house presentations
- Daily coaching and counseling with less productive Reps.
- Communicating/Report activities to upper management daily
- Sale Training, Meetings and role playing

Solar City Solar Middletown, CT– Field Specialist
May 2012- Jan 2013

- Daily prepare territory
- Report sale activity
- Qualify homes/Roofs in area
- Door to Door and in house sale presentations
- Reasonable for training and mentoring new Reps.

CAA College Admission Assistances. (Only Weekends)
Feb 2010 - 2019 COVID 19

Sales Counselor/Regional Director Program

- Mentor eighth through twelfth grade students in matters of life and education
- Educate entire families through public speaking workshops about college and education
- Enroll high school students in a program that helps them get to college successfully
- Facilitate and run teams of counselors nationwide weekly
- Host educational college workshops nationwide
- Book travel weekly for counselors traveling to workshops
- Workshops held nationwide in every demographic location
- Responsible for gathering up to date information on colleges, universities, impacting legislation, changing processes, etc. impacting our company mission and current workshop location
- Recruit, educate and train counselors

FFS First Financial Security, Inc.
Jan 2012 – May 2012

Marketing Sales Recruiter

- Travel Tampa Bay area interviewing potential candidates
- Responsible for selecting the closers

- Initial basic training

Enterprise Rental Car, Tampa International Airport

Jan 2011- Feb 2012

Manager Trainer Sales, Personnel Development, Customer Service and Marketing

- Tampa Airport Training preparing and develop to manage rental locations
- Managing small team of candidates of daily activities
- Rental procedures, Input data, handling of cash and inventory
- Training on customers issues

SCI Service Corporate International Funeral and Cemetery

Aug 2009- Jan 2011

Manager North Millolawn, New Port Richie, Florida

- Weekly motivational sale meetings/Training
- Hiring and developing all new candidates
- Managing daily sale activity and reporting
- Training generating new clients by door to door sales
- Table presentation training and practice
- Basic customer care training

Bright House Networks Cable Company

April 2001- Aug 2010

Regional Supervisor Direct Sales Department

- Hiring and developing new hires for five counties
- Monitoring all sales activities daily
- Sales training and shadowing door to door
- Weekly motivational sales training and role playing
- Responsible for assigning territory weekly
- Daily reporting, sales and territory penetration
- Team meeting each county weekly
- Create new sales opportunities, local events, ect.
- Drive team to maximum production
- Presenting weekly sales results upper management (Meetings)
- Responsible for building and developing relationships with other department personnel

Key Responsibilities

- Develop detailed sales & activity forecasting models for each individual as well as a team summary
- Perform Presentations to local business
- Implement weekly advertising and marketing plans to ensure maximum sales effectiveness
- Develop sales goals and strategies for goal attainment for the sales associates
- Developing & implementing recognition programs, conducting sales meetings and managing compensation programs
- Perform all aspects of recruitment, interviewing, hiring, training and disciplinary actions of managers, sales personnel, and developing staff
- Provide initial job training and on-going development programs to maximize potential of sales personnel
- Establish personnel goals, monitor production and enhance employee sales skill development through regular field coaching
- Implement role-playing scenarios to improve sales associates' verbal and body language techniques during sales presentations
- Train staff in advanced concepts of customer service, sales and clientele development to maintain and grow existing customer base and manage churn

Research/Planning

Proactively find new ways to build territory and grow accounts.

Master and maintains a vast knowledge of client's business, competition, and latest industry news and trends.

Argentina Experience

Sales Manager and Territory Manager

Direct Sales for Southern Argentina (Team Foot Sport Products)

Create new Sale Avenues in Southern cities

Develop physical relationships to expand territory growth, service and manage 150+ target accounts

Provide business intelligence and made recommendations on sales and marketing strategies base on evaluating customer needs, trends, and competitors' products or services to improve territory sales and business relationships

Created and implemented primary care call plan for the team and secured entire group's Commitment maximizing time management and sales efforts in field.


James Thomas

7306 King Creek Dr.
Sun City Center, Florida 33573
(813) 541-5983
TJim2304@gmail.com

JAN LAURENT


HR GENERALIST

Contact

 (860) 478 9612

 Jan.k.laurent@gmail.com

 Sun City Ctr, FL

 <https://www.linkedin.com/in/jan-laurent-shrm-cp-96773059/>

Profile

Human Resources professional with 10+ years' experience in employee lifecycle operations. Proficient in payroll, time, labor, and attendance products and system operations. Adept in documenting business requirements for the HRIS system and process updates and minimizing the business's legal exposure by driving consistent applications of company policies, practices, and procedures due to regulatory, compliance, and policy changes. Demonstrated ability to collaborate with and drive consensus to multiple diverse stakeholders.

Experience

HR Operations Sr Supervisor | 2021 - PRESENT

THE MOSAIC COMPANY | LITHIA, FL

- Responsible for the day to day team leadership, support and coordination of the specialists and HRIS team
- Executing strategy created by the corporate HR and IT teams
- Providing technical guidance and task prioritization to ensure that the team meets defined goals.
- Ensuring that HR transactions are processed accurately, confidentially and within requirements
- Ensuring that error resolution is reached for HR system issues and service requests are filled
- Identifying, cataloging and document key knowledge related to HR processes and internal best practice.
- Working with the continuous improvement team to provide training to new team members and contributing to the standardization of HR processes and procedures.

OPERATIONS SUPPORT MANAGER | 2019 - 2021

OPERATIONS SUPPORT SUPERVISOR | 2017 - 2019

CITIGROUP | TAMPA, FL

- Coordinate and monitor operations within the functional areas to verify that performance rates are consistent with business plan and pattern.
- Maximize the employee life cycle experience and maintain quality assurance within a 95% quota by effectively leading and training a team of 10+ leave management specialists and contractors.
- Instill the company vision to achieve goals and surpass operational expectations while maintaining 97%+ quality, safety, and customer service integrity through total quality

Education

JURIS MASTER IN
EMPLOYMENT LAW HR RISK
MGT
FSU - TALLAHASSEE, FL
2022

BACHELOR OF SCIENCE IN HR
MANAGEMENT
POST UNIVERSITY | WATERBURY, CT
2018

Skills

Microsoft Office Suite	
Payroll Management	
Training & Facilitation	
PeopleSoft Query	
Policy Administration	
Reporting	
Change Management	
Workday Time & Attendance	
Data Quality Analysis	
Oracle HCM	
Corrective Action Plans	
Concatenation	
Conditional Formatting	
Procedure Creation	
V-LOOKUP	
Standard Operating Procedure Creation	
Employee Benefits	
Leave of Absences	
Employee Engagement	
Time Management	
Multiple Calendar Management	
ServiceNow	
Kronos Dimensions	
	management.
	<ul style="list-style-type: none">• Update applicable standard operating procedures and work instructions to verify 100% compliance with applicable regulations and standards.• Partner with all management levels to maintain ethical standards, drive standard operational procedures, and streamline operational tasks, eliminating errors.• Trained 21 employees on the new operating procedures decreasing company turnover rate by 67%.• Raised the accuracy of the specialist's transactions to 100% by performing reporting for analysis, including building queries to verify the data's validity and accuracy.• Coach and mentor members monthly to strengthen and improve performance dimensions and verify adherence to procedures, policies, and company guidelines and initiatives through performance monitoring.• Drove teams through the transition from PeopleSoft system to Workday and Online Service Center to Service Now simultaneously, contributing to the achievement of company initiatives and maintaining 98% productivity scores.• Scrutinized the quality of all transactions made in the HR systems, Time & Attendance, Employee Data, and Case management tool and coached all employees for developmental support.• Verified timely and accurate documentation of absences resulting in correct pay to the employee's on leave.• Supervised a team of two team leads and eight leave management specialists and met the 90% service level agreement's expected goal.• Reconciled inventory material in the Oracle database system to verify 100% inventory integrity.• Updated HR with analysis of changes that could potentially impact the Citi Time Management System use and functionality for HRs, managers, and employees.• Reviewed time and attendance records, recommended personnel changes, and verified optimal staffing resulting in the consistent achievement of daily production goals.• Validated the HR system's correct configuration based on policy and state and federal regulations, improving reporting and analytics by 32%.• Aligned current operations infrastructure with Standard Operating Procedures, resulting in a 44% reduction in errors and a 32% productivity improvement.• Enabled more informed decision making by building relationships with stakeholders, including Vendors, Employees, HR Managers, and Other Departments, resulting in improved productivity and a 22% decrease in expenses.• verified quick and timely return to work according to the work policy's return.• Processed large files including Salary planning, variable compensation, employee review, and referral award files and maintained age and widespread compatibility by compiling and loading in both Excel and CSV format• Steered HR, managers, and employees disability vendor on pay and absence related issues and verified accurate reporting of corporate financial information to support corporate decision-making related to the merit budget.• Identified and implemented continuous process improvement opportunities and documentation that helped remove inefficiencies and improve team member productivity to 90%+.

Jason Robare

Business Development Director

Ruskin, FL 33573

Robare4@gmail.com

+1 352 362 5634

While my strengths remain in conceiving a vision of the future and developing a plan to achieve that vision, I am more than an "Idea Man." Known for my take-charge attitude and ability to find practical solutions for a project's most pressing problems, I am never satisfied to sit back and watch others do the work.

I see what needs to be done, and then I find ways to accomplish those goals, both individually and through a concentrated leadership plan. I thrive in a competitive environment, organizing people and processes.

My leadership style is simple: people do business with people, not businesses. My goal as a company leader is to hire, retain and develop great people that are dedicated to making an impact in the industry and the world at large. I believe that if you empower your team, they will take care of your patients.

Authorized to work in the US for any employer

Work Experience

Business Development Director

Dental Offices - Bradenton, FL

December 2018 to Present

- Management of all financial aspects of a practice
- Scheduling of client appointments
- Supervision and appointment of staff
- Managing insurance claims
- Presentation of all Treatment Plans
- Implementing procedures and policies
- Managed payroll
- Supported and trained staff
- Maintained and supervised office operations
- Grew the Business from 700k to 3.5 million

Director of Operations

Florida Dental Implants & Oral Surgery, Lakeland

February 2015 to December 2018

- Manage overall policy of the organization.
- Created and implemented training manual for all staff.
- Set schedules and direct process.
- Conduct comprehensive HR Management System from staff recruitment,
- Orientation familiarization, appraisal, exit interviews and other internal procedures.

- Day to day distribution of petty cash, etc.
- Implementation and administration of company wide application programs.
- Responsible for all production control and processing systems.
- Conduct meetings with Sales and Operations Managers
- Contributed with business development.
- Created and implemented training manual for all staff.
- Directing of hiring, assignments, staff training, motivation and termination of personnel.
- Increases management's effectiveness by recruiting, selecting, orienting, training, coaching, counseling and disciplining managers.
- Managed and submitted weekly payroll.
- Oversaw all opening and closing procedures.
- Overseeing of cleaning and maintenance of all equipment and facilities and ensuring that all health and safety regulations are adhered to.
- Built the foundation of the company's structure and significantly contributed to its current successful operation.

Director of Operations

Cady Studios, Lake City

February 2013 to January 2015

- Accomplishes staff results by communicating job expectations, planning, monitoring, and appraising job results.
- Choosing a course of action defining objectives of the organization.
- Coordinated Company activities, entrusted to oversee monthly Business Meetings and Disciplinary Meetings when needed.
- Created Customer Issue Management system to resolve problems.
- Direct staff, including organizational structure, professional development, motivation, performance evaluation, discipline, compensation, personnel policies and procedures.
- Manage overall policy of the organization.
- Built the foundation of the company's structure and significantly contributed to its current successful operation.
- Closely work with Sales Director to figure out Sales plan in what needs to be

General Manager

Best Buy, Holyoke

January 1999 to January 2013

- Conduct meetings with Sales and Operations Managers to ensure the store is staying on task and meeting goals.
- Contributed with business development.
- Created and managed database for products in stock.
- Developed marketing strategies and created ongoing marketing content.
- Developed sales incentives programs to focus staff on achieving goals.
- Directing of hiring, assignments, staff training, motivation and termination of personnel.
- Ensured customer satisfaction before, during and after all work.
- Event sales and management.
- Hired and trained new employees.
- Increases management's effectiveness by recruiting, selecting, orienting, training, coaching, counseling and disciplining managers.

- Initiated project, incorporation, team building and management of developers and business development partners.
- Managed and submitted weekly payroll.
- Oversaw all opening and closing procedures.
- Oversee all day to day store processes and operations.

Education

Bachelor's in Computer Science

Springfield College

September 2000 to May 2004

Chicopee High School

September 1995 to June 1999

Skills

- CMR
- CALL CENTER MANAGEMENT (4 years)
- Dentrax (5 years)
- Human Resources Management
- Office Management
- Recruiting
- Employee Evaluation
- Training & Development
- Interviewing
- Content Development
- Management
- Business Development
- Time management
- Office manager experience
- Team management
- Microsoft Office

Awards

Increase of Patient Satisfaction

2021

Increased Patient Satisfaction

Most increase collections for a startup office

2021

Increased the office collections from 700k to 3.2 million from 2019 to 2021

Additional Information

- Software

WinOMS Professional

Office Professional

Windows Professional

CMR Professional

Dentrix Professional

Call center management Professional

- Strengths

Team oriented Management Budgeting Analytical Coaching Communicating

Assessing employee needs Communication Accuracy Dedication Coordinating Efficiency

Negotiating Visionary Leadership Implementing Interviewing job candidates

KEVIN WASHINGTON, JR.

7016 King Creek Dr.
Sun City, FL 33573

Cell: 813-388-7443
Kevin.Washington.Jr@Live.Com

To secure a position with a marquee Company that will allow me to use my industry and military experience to meet and exceed expectations while consistently performing in the top tier of Sales Representatives internally and externally, and staying abreast of Industry trends and dynamics.

Education: **Florida Agricultural & Mechanical University** – Tallahassee, FL
Degrees: **MBA & Bachelors of Science in Business Administration**
Certified in Health Insurance (240) and Medicare (AHIP)

U.S. Navy Reserves-Tampa, FL *2nd Class Petty Office*

MAR 2008 – Present

- Manage venue setup and break down, as well as organized on-demand services to support over 350 athletes, over 600 family members and over 5000 spectators located throughout the Tampa Bay area
- Coordinated with local onsite venue logistics personnel and the Joint Operations Center transportation lead, which allowed Wounded Warrior athletes to participate in highly competitive sports
- Oversaw the distribution of 63,000 pounds of ice and water, 5,000 pounds of food and 4,000 pounds of event programs to eight locations

E-Telequote Insurance– Bradenton, FL *Medicare Sales Representative*

SEP20-PRESENT

- Perform Medicare Advantage plan reviews by differentiating the features and benefits
- Overcome multiple objections all while building value of the products and services offered
- Position my product as the perfect solution to the members area of pain or concern
- Use multiple databases, while collecting customers information, and enrolling members into major insurance carriers plans i.e. Humana, United Healthcare, and Cigna
- Exceeded all monthly quotas during Annual Enrollment & Open Enrollment Period

Horizon Academy– Bradenton, FL *E-Learning Professor*

NOV18-PRESENT

- Use Zoom to communicate with different stakeholders daily to ensure student performance and engagement
- Use MS Teams to collaborate with onsite administration & instructors to create cohesive plans
- Manage, track, and evaluate students who are assigned to virtual classes through multiple Software packages
- Setup mentor meetings with local community leaders to increase support for each student
- Maneuvered through dynamic situations adjusting to new norms and environments due to Coronavirus

REFERENCES AVAILABLE UPON REQUEST

Hillsborough School District – Giunta Middle School– Tampa, FL

SEP 2009 – NOV18

Business Technology Instructor– Business Management Education

- Overcame daily objections and refocusing the students on the importance of education
- Analyzed formal and informal assessments to track students’ performance and areas for improvement which impact what and how future lessons are presented
- Managed Future Business Leaders of America Club
- Coached Football, Soccer, and Basketball
- Built lifelong relationships by genuinely connecting with each student and parent
- Promoted respect as a culture and not a choice

Wachovia Corporation – Wachovia Bank – Tampa, FL

AUG 2006 – MAR 2008

Financial Specialists-Personal Banking

- Prospected for new business using existing customers, leads, referrals, Reference USA database, and professional organizations
- Built rapport with local business owners, “C” level executives, and key business stakeholders through mini seminars, themed business meetings, and social gatherings
- Maintained current customers’ business through calculated contacts by mail, e-mail, phone, and face to face depending on the size and value of their business

Liberty Mutual – Commercial Insurance – New York, NY

MAR 2004 – AUG 2005

Account Executive/Producer – Direct Sales Department

- Adopted prospecting strategy to work around constraints created from September 11 attack
- Analyzed customers major sources of losses, frequency of losses, catastrophic losses, and risk mitigation efforts, and then created targeted presentations to address that company’s specific loss trends while showing the bottom line impact of Liberty’s solutions if implemented
- Collaborated with the Loss Prevention department to conduct value added visits and discover future needs

GlaxoSmithKline Inc. – Philadelphia, PA

MAY 2003-DEC 2003

Vaccines Sales Representative-Internship

- Performed compelling product presentations
- Negotiated Price vs. Features & Benefits of premium quality products
- Strategically positioned product through consistent repetitive marketing

Pfizer Inc. – Overland Park, KS

JAN 2001-AUG 2001

Pharmaceutical Sales Representative-Internship

- Increased my territory’s GAR ranking from 64th to 33rd in region
- Created and implemented marketing blitzes and strategies
- Managed a territory with over 10 million dollars of sales potential
- Sold Celebrex, Zoloft, Zithromax, and launched Geodon

Accomplishments/Technical Skills:

- Certified Microsoft Office Specialist (Word, Power Point, & Excel 2010)
- Completed Formal Dale Carnegie Generation Next Training
- Six Sigma Green Belt
- Joint Service Achievement Medal
- Military Letter of Commendation

REFERENCES AVAILABLE UPON REQUEST

KOLLENA ADAIR

Sun City Center, FL 33573 • 813-593-3777 • Mrs koko1999@gmail.com

Professional Profile

Productive and efficient Patient Care Technician with 10+ years of experience in obtaining vitals, supporting patient needs, and providing exceptional service. Superb communication, interpersonal, organizational, and time management skills. Looking to leverage my knowledge and experience. Resourceful with in-depth clinical skills and assessment training. Support patient personal care and hygiene needs with diligent assistance. Organized in keeping supplies stocked and equipment sterilized for use.

Skills

- Critical
- Public Speaking
- People Management
- Time Management
- Communication
- Multitasking
- Leadership
- Problem Solving
- Adaptability
- Collaboration
- Strong Work Ethic
- Critical Thinking
- Equipment transport
- Patient Transport
- Safety protocols
- Medical inventory management
- Vital Sign Monitoring
- Equipment sterilization

Experience

Patient Care Technician, 10/2017 to 12/2020

Tampa General Hospital – Tampa Bay, Florida

- Input PT demographics made appointments and assisted with discharge.
- Accurately recorded and reported information according to established procedures.
- Performed various administrative duties, including data entry and document preparation.
- Assisted care team leaders in completing various care tasks.
- Monitored, tracked and conveyed important patient information to healthcare staff to help optimize treatment planning and care delivery.
- Took vitals and documented them in computer system
- Supported patient admissions, discharges and transfers to promote team productivity.

CNA, 01/2014 to 08/2017

Normans Veteran Center, Norman, OK / January 2014 – Norman, OK

- Participated in fun group activities with patients to boost mood, improve overall memory and provide light entertainment.

- Maximized patient flow by providing superior operation support.
- Answered questions and directed patients to correct locations.
- Always followed health system guidelines to ensure accurate care.
- Cleaned and prepared patient rooms.
- Adhered to HIPPA requirements and maintained all confidentiality.

CNA, 03/2010 to 01/2014

Candler Hospital – Savannah, GA

- Assisted with feeding and monitored intake to help patients achieve nutritional objectives.
- Demonstrated the ability to interact with customers from diverse cultures and backgrounds.
- Performed phlebotomy procedures, EKG, inserted and removed catheter with care, and performed unit clerk duties answering phones.
- Performed various administrative duties, including data entry.

Education

Bachelor of Science: Health Care Management , Expected in 03/2022

Rasmussen College - Florida

No Degree: LPN Nursing

Platt College

No Degree

Platt College - Moore - Oklahoma City, OK

LPN License: 2016

- Awarded(4x we care)

Shawn T. Walker

Objective To obtain a challenging position that will provide professional growth and opportunities to contribute as a General Construction Technician.

Experience

Manatee County Utilities

2020-2022

- Industrial Control Electrician

2015-2020

Lee County BOCC Utilities

- Certified Wastewater Operator (State Certified)

2005-2015

Severn Trent Services Inc. Fort Myers, FL

Special Services Supervisor

- Execute contracts for our Management Division for CDD projects within the budget
- Attending monthly board meeting and submitting bids for proposals

Instrumentation Technician

- Repair controls on deep injections wells and water/wastewater plants
- Maintain SCADA systems
- Maintain fiber-optic connections for communication

Wastewater Treatment Plant Operator

- Operated a 1.5 MGD plant.
- Prepared monthly reports for DEP.
- Operated the industrial wastewater deep well injection site.

Maintenance Technician

- Programmed and calibrated level controllers and pressure transducers.
- Provided the company with 24 hours rotating on call services.

2003-2005

American Water Services Inc.

Fort Myers, FL

Maintenance Technician

- Participated in troubleshooting control relay pumps and starters.
- Tested and repaired backflows.
- Provided the company with 24 hours rotating on call services.

2000-2003

Performance Curb and Sidewalk

Fort Myers, FL

Shawn T. Walker

Field Supervisor

- Supervised a crew of ten in concrete form and placing layout through tie-beam.
- Assembled concrete forms and rebar structures using engineered plans.

1995-2000

Crystal Springs

Fort Myers, FL

POU Technician

- Installed booster pumps and supply lines for filtered water systems in high rise buildings.
- Participated in sales and delivery of water systems.
- Tested water quality in homes and businesses.

1995

Saminco (Saftronics Mining Company)

Fort Myers, FL

Repair Technician

- Tested and repaired mining controls for Joy Industrial miners.
- Redeveloped motor controls to fit into Joy Shuttle cars.

1994-1995

Bob Dean Supply

Fort Myers, FL

Instrumentation Technician

- Installed and repaired control panels and pumping stations for agricultural industries.
- Programmed PLC's for custom control panels.

1987-1994

Saftronics

Fort Myers, FL

Repair Supervisor

- Repaired various motor control systems throughout the United States.
- Instrumental in repairing Variable Frequency Drives (VFD's) and medium voltage starters.

Test Supervisor

- Supervised a six person crew and assisted in research and development.
- Assisted other departments with testing and repairing.

Wire Technician

- Wired control panels.
- Test Department – did trouble shooting and repaired motor controls built in panel department.

Education

1985-1987

United Electronics Institute

Tampa, FL

Associates in Science in Electronics Technology

Certifications and Training

Training: AC/DC Drives, Variable Frequency Speed Drives, Positive Displacement Blower, Control Panel Wiring, SCADA Troubleshooting and Repair, 3 Phase and Single Phase Wiring, Medium Voltage Starters, DVM Meter, Amp Meter, Data Loggers, Wire Insulation Testing,

Shawn T. Walker

Infrared Thermography Testing, Blower Safety and Maintenance, Cla-val Maintenance and Repair, Pressure and Vacuum assisted sewer systems, Fleet Defense Alert Driving Courses, and Leadership Management Training.

Certifications: Forklift Certification, AC/DC Drives, and Backflow Test and Repair Technician (2004-Present).

License: Qualified Storm Water Management and Erosion Control Inspector State of Florida, Wastewater Operator (C License) in Florida, and Grade 2 Wastewater Treatment Plant Operator in Arizona.

References are available on request.

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

September 08, 2022, Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, September 08, 2022, at 9:15 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, September 08, 2022, at 9:16 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Gene Roberts	District Manager, Inframark
Vivek Babbar	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

District Counsel Babbar stated the bond validation should be completed by the first quarter. Ms. Evans stated she would like to add two residents to the Board in October.

B. District Engineer

C. District Manager

i. Community Inspection Report

There were no reports currently on behalf of the District Engineer and Manager.

4. BUSINESS ITEMS

A. Discussion on Re-Designation of Board of Supervisors Seat Number

The Board discussed the re-designation of Board of Supervisors and motioned to approve the following re-designated seats.

MOTION TO: Approve to have Ben Gainer (Seat #3) and Becky Wilson (Seat #4) to resign from seat position. Move Kelly Evans from Seat #1 to Seat #4 for Board of Supervisors.

MADE BY: Supervisor Campagna

SECONDED BY: Supervisor Coffey

DISCUSSION: None further

RESULT: Called to a Vote: Motion PASSED
3/0 - Motion Passed Unanimously

MOTION TO: Approve to reappoint Becky Wilson to Seat #1 for Board of Supervisors.

MADE BY: Supervisor Campagna

SECONDED BY: Supervisor Coffey

DISCUSSION: None further

RESULT: Called to a Vote: Motion PASSED
3/0 - Motion Passed Unanimously

MOTION TO: Approve to move Lori Campagna from Seat #5 to Seat #3 for the Board of Supervisors.

MADE BY: Supervisor Coffey

SECONDED BY: Supervisor Evans

DISCUSSION: None further

RESULT: Called to a Vote: Motion PASSED
4/0 - Motion Passed Unanimously

MOTION TO: Approve to reappoint Ben Gainer for Seat #5 of the Board of Supervisors.

MADE BY: Supervisor Evans

SECONDED BY: Supervisor Coffey

DISCUSSION: None further

RESULT: Called to a Vote: Motion PASSED
4/0 - Motion Passed Unanimously

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments.

6. PUBLIC COMMENTS

There were no public comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	80852	\$ 4,774.94		District Invoices - July
Sitex Aquatics	6473b	1,065.00		Lake Maintenance - August
Monthly Contract Sub-Total		\$ 5,839.94		
Variable Contract				
Supervisor: Kelly Evans	KE 081622	\$ 200.00		Supervisor Fee - 08/16/22
Supervisor: Lori Campagna	LOC 081622	200.00		Supervisor Fee - 08/16/22
Variable Contract Sub-Total		\$ 400.00		
Utilities				
Tampa Electric	211017895700 080922	\$ 3,223.46		Electricity Service - Thru 08/03/22
Tampa Electric	211018054091 080522	951.82		Electricity Service - Thru 08/01/22
Tampa Electric	211020388099 080522	1,398.03		Electricity Service - Thru 08/01/22
Tampa Electric	211022240322 080922	68.31		Electricity Service - Thru 08/03/22
Tampa Electric	221006350658 080522	165.73		Electricity Service - Thru 08/01/22
Tampa Electric	221006361218 080522	174.74		Electricity Service - Thru 08/01/22
Tampa Electric	221007463708 080922	27.74		Electricity Service - Thru 08/03/22
Tampa Electric	221007640941 080522	24.29		Electricity Service - Thru 08/01/22
Tampa Electric	221007706890 080522	24.29		Electricity Service - Thru 08/01/22
Tampa Electric	221007832001 080522	675.65		Electricity Service - Thru 08/01/22
Tampa Electric	221008279970 080522	2,345.11		Electricity Service - Thru 08/01/22
Tampa Electric	221008607857 080522	20.63	\$ 9,099.80	Electricity Service - Thru 08/01/22
Utilities Sub-Total		\$ 9,099.80		
Regular Services				
Grau & Associates	23005	\$ 1,200.00		Arbitrage Services - 07/29/22
JNJ Cleaning Services	0104	205.00		Dog Station Service - 08/07/22

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SteadFast	7136	15,600.38		Landscape - August
Straley Robin Vericker	21897	1,592.00		Professional Service - Thru 07/15/22
Tampa Bay Times	184333 080322	367.50		Budget Workshop - 08/03/22
Tampa Bay Times	184333 080322	1,685.00		O&M Assessment - 08/03/22
Tampa Bay Times	184333 081022	410.00	\$ 2,462.50	FY Budget 2023 Hearing - 08/10/22
Regular Services Sub-Total		\$ 21,059.88		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 36,399.62		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Cypress Mill CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

INVOICE#

#80852

CUSTOMER ID

C2296

PO#**DATE**

7/31/2022

NET TERMS

Net 60

DUE DATE

9/29/2022

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- June	10	Ea	0.15		1.50
Color Copies- June	7	Ea	0.50		3.50
Postage- June	11	Ea	0.55		6.05
GoDaddy Domain Renewal	1	Ea	18.06		18.06
Website Maintenance / Admin	1	Ea	150.00		150.00
Accounting Services	1	Ea	562.50		562.50
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	3,333.33		3,333.33
Subtotal					4,774.94

Subtotal

\$4,774.94

Tax

\$0.00

Total Due

\$4,774.94

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
8/1/2022	6473B

Bill To

Cypress Mill CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 11 Waterways-August	1,065.00	1,065.00
	53900 - 4307 CR		
		Balance Due	\$1,065.00

CYPRESS MILL CDD

MEETING DATE: August 16, 2022

Workshop

DMS: UP

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
Laura Coffey		Salary Accepted	\$200
Ben Gainer		Salary Accepted	\$200
Becky Wilson		Salary Accepted	\$200
Lori Campagna	✓	Salary Accepted	\$200

KE 081622

CYPRESS MILL CDD

MEETING DATE: August 16, 2022

Workshop

DMS: UP

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	✓	Salary Accepted	\$200
Laura Coffey		Salary Accepted	\$200
Ben Gainer		Salary Accepted	\$200
Becky Wilson		Salary Accepted	\$200
Lori Campagna	✓	Salary Accepted	\$200

LoC 081622



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/09/2022
Account: 211017895700

CYPRESS MILL COMMUNITY DEVELOPMENT
3640 19TH AVE NE, LIGHTS
RUSKIN, FL 33573

Current month's charges:	\$3,223.46
Total amount due:	\$3,223.46
Payment Due By:	08/30/2022

Your Account Summary

Previous Amount Due	\$3,223.46
Payment(s) Received Since Last Statement	-\$3,223.46
Current Month's Charges	\$3,223.46
Total Amount Due	\$3,223.46

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EMAIL and
TEXT ALERTS

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211017895700

Current month's charges:	\$3,223.46
Total amount due:	\$3,223.46
Payment Due By:	08/30/2022

Amount Enclosed \$

672371325722

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

6723713257222110178957000000003223469

Account: 211017895700
Statement Date: 08/09/2022
Current month's charges due 08/30/2022



Details of Charges – Service from 07/06/2022 to 08/03/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1468 kWh @ \$0.03079/kWh	\$45.20
Fixture & Maintenance Charge	76 Fixtures	\$1158.20
Lighting Pole / Wire	76 Poles	\$1941.80
Lighting Fuel Charge	1468 kWh @ \$0.04060/kWh	\$59.60
Storm Protection Charge	1468 kWh @ \$0.01028/kWh	\$15.09
Clean Energy Transition Mechanism	1468 kWh @ \$0.00033/kWh	\$0.48
Florida Gross Receipt Tax		\$3.09

Lighting Charges

\$3,223.46

Total Current Month's Charges

\$3,223.46

00000083-0000862-Page 11 of 20

Important Messages

Seeking approval to increase bills less than 1 percent

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

Account: 211018054091

CYPRESS MILL COMMUNITY DEVELOPMENT
CYPRESS MILLER CREEK PH 1C1, LIGHTS
RUSKIN, FL 33573

Current month's charges:	\$951.82
Total amount due:	\$951.82
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$951.82
Payment(s) Received Since Last Statement	-\$951.82
Current Month's Charges	\$951.82
Total Amount Due	\$951.82

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See reverse side for more information

Account: 211018054091

Current month's charges:	\$951.82
Total amount due:	\$951.82
Payment Due By:	08/26/2022

Amount Enclosed

\$

683482410244

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

6834824102442110180540910000000951825



ACCOUNT INVOICE

tampaelectric.com



Account: 211018054091
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	480 kWh @ \$0.03079/kWh	\$14.78
Fixture & Maintenance Charge	8 Fixtures	\$126.00
Lighting Pole / Wire	8 Poles	\$236.48
Lighting Fuel Charge	480 kWh @ \$0.04060/kWh	\$19.49
Storm Protection Charge	480 kWh @ \$0.01028/kWh	\$4.93
Clean Energy Transition Mechanism	480 kWh @ \$0.00033/kWh	\$0.16
Florida Gross Receipt Tax		\$1.01

Lighting Charges

\$402.85

Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.03079/kWh	\$7.61
Fixture & Maintenance Charge	13 Fixtures	\$196.04
Lighting Pole / Wire	13 Poles	\$332.15
Lighting Fuel Charge	247 kWh @ \$0.04060/kWh	\$10.03
Storm Protection Charge	247 kWh @ \$0.01028/kWh	\$2.54
Clean Energy Transition Mechanism	247 kWh @ \$0.00033/kWh	\$0.08
Florida Gross Receipt Tax		\$0.52

Lighting Charges

\$548.97

Total Current Month's Charges

\$951.82

00000050-0001243-Page 17 of 44

Statement Date: 08/05/2022

Account: 211020388099

CYPRESS MILL COMMUNITY DEVELOPMENT
CYPRESS MILLER CREEK PH 1B
RUSKIN, FL 33573

Current month's charges:	\$1,398.03
Total amount due:	\$1,398.03
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$1,398.03
Payment(s) Received Since Last Statement	-\$1,398.03
Current Month's Charges	\$1,398.03
Total Amount Due	\$1,398.03

Received
AUG 10 2022

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See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,398.03
Total amount due:	\$1,398.03
Payment Due By:	08/26/2022

Amount Enclosed \$

630396169242

00004952 02 AV 0.45 33607 FTECO108062201284710 00000 03 01000000 014 02 14128 006



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6303961692422110203880990000001398033



Account: 211020388099
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	589 kWh @ \$0.03079/kWh	\$18.14
Fixture & Maintenance Charge	31 Fixtures	\$467.48
Lighting Pole / Wire	31 Poles	\$792.05
Lighting Fuel Charge	589 kWh @ \$0.04060/kWh	\$23.91
Storm Protection Charge	589 kWh @ \$0.01028/kWh	\$6.05
Clean Energy Transition Mechanism	589 kWh @ \$0.00033/kWh	\$0.19
Florida Gross Receipt Tax		\$1.24
Franchise Fee		\$85.74
Municipal Public Service Tax		\$3.23

Lighting Charges

\$1,398.03

Total Current Month's Charges

\$1,398.03

00004952-0014941-Page 3 of 12

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/09/2022
Account: 211022240322

CYPRESS MILL COMMUNITY DEVELOPMENT
7038 OZELLO TRAIL AVE, PMP
RUSKIN, FL 33573-0219



Current month's charges:	\$68.31
Total amount due:	\$68.31
Payment Due By:	08/30/2022

Your Account Summary

Previous Amount Due	\$122.36
Payment(s) Received Since Last Statement	-\$122.36
Current Month's Charges	\$68.31
Total Amount Due	\$68.31

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Account: 211022240322

Current month's charges:	\$68.31
Total amount due:	\$68.31
Payment Due By:	08/30/2022
Amount Enclosed	\$

616815939200

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

6168159392002110222403220000000068318

Account: 211022240322
Statement Date: 08/09/2022
Current month's charges due 08/30/2022



Details of Charges – Service from 07/06/2022 to 08/03/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	08/03/2022	7,932		7,552		380 kWh	1	29 Days

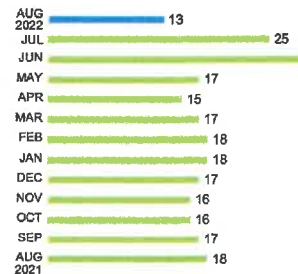
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	380 kWh @ \$0.07035/kWh	\$26.73
Fuel Charge	380 kWh @ \$0.04126/kWh	\$15.68
Storm Protection Charge	380 kWh @ \$0.00315/kWh	\$1.20
Clean Energy Transition Mechanism	380 kWh @ \$0.00402/kWh	\$1.53
Florida Gross Receipt Tax		\$1.71
Electric Service Cost		\$68.31

Total Current Month's Charges

\$68.31

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Seeking approval to increase bills less than 1 percent

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Statement Date: 08/05/2022

Account: 221006350658

CYPRESS MILL COMMUNITY DEVELOPMENT
7215 CAMP ISLAND AVE, WELL
SUN CITY CENTER, FL 33573



Current month's charges:	\$165.73
Total amount due:	\$165.73
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$130.07
Payment(s) Received Since Last Statement	-\$130.07
Current Month's Charges	\$165.73
Total Amount Due	\$165.73

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Account: 221006350658

Current month's charges:	\$165.73
Total amount due:	\$165.73
Payment Due By:	08/26/2022

Amount Enclosed \$

640272704143

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

Account: 221006350658
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	08/01/2022	35,326		34,165		1,161 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	1,161 kWh @ \$0.07035/kWh	\$81.68
Fuel Charge	1,161 kWh @ \$0.04126/kWh	\$47.90
Storm Protection Charge	1,161 kWh @ \$0.00315/kWh	\$3.66
Clean Energy Transition Mechanism	1,161 kWh @ \$0.00402/kWh	\$4.67
Florida Gross Receipt Tax		\$4.14

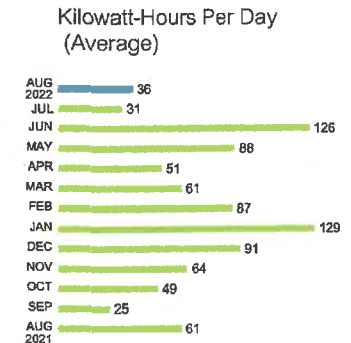
Electric Service Cost

\$165.73

Total Current Month's Charges

\$165.73

Tampa Electric Usage History



Important Messages

Seeking approval to increase bills less than 1 percent

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Statement Date: 08/05/2022

Account: 221006361218

CYPRESS MILL COMMUNITY DEVELOPMENT
15772 MILLER CREEK DR, WELL
RUSKIN, FL 33570

Current month's charges:	\$174.74
Total amount due:	\$174.74
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$192.93
Payment(s) Received Since Last Statement	-\$192.93
Current Month's Charges	\$174.74
Total Amount Due	\$174.74

Received
AUG 10 2022

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See reverse side for more information

Account: 221006361218

Current month's charges:	\$174.74
Total amount due:	\$174.74
Payment Due By:	08/26/2022

Amount Enclosed \$ 640272704144

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

Account: 221006361218
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

Service for: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	08/01/2022	21,094		19,859		1,235 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	1,235 kWh @ \$0.07035/kWh	\$86.88
Fuel Charge	1,235 kWh @ \$0.04126/kWh	\$50.96
Storm Protection Charge	1,235 kWh @ \$0.00315/kWh	\$3.89
Clean Energy Transition Mechanism	1,235 kWh @ \$0.00402/kWh	\$4.96
Florida Gross Receipt Tax		\$4.37

Electric Service Cost

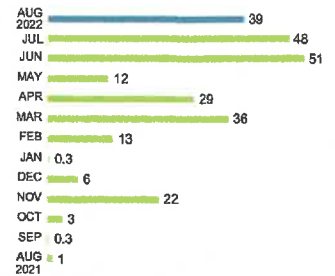
\$174.74

Total Current Month's Charges

\$174.74

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



0000050-0001237-Page 5 of 44

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/09/2022

Account: 221007463708

CYPRESS MILL COMMUNITY DEVELOPMENT
3640 19TH AVE NE, MAIN ENTRY
RUSKIN, FL 33573



Current month's charges:	\$27.74
Total amount due:	\$27.74
Payment Due By:	08/30/2022

Your Account Summary

Previous Amount Due	\$31.23
Payment(s) Received Since Last Statement	-\$31.23
Current Month's Charges	\$27.74
Total Amount Due	\$27.74

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See reverse side for more information

Account: 221007463708

Current month's charges:	\$27.74
Total amount due:	\$27.74
Payment Due By:	08/30/2022

Amount Enclosed \$

672371326038

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

6723713260382210074637080000000027743

Account: 221007463708
Statement Date: 08/09/2022
Current month's charges due 08/30/2022



Details of Charges – Service from 07/06/2022 to 08/03/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	08/03/2022	1,443		1,396		47 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	47 kWh @ \$0.07035/kWh	\$3.31
Fuel Charge	47 kWh @ \$0.04126/kWh	\$1.94
Storm Protection Charge	47 kWh @ \$0.00315/kWh	\$0.15
Clean Energy Transition Mechanism	47 kWh @ \$0.00402/kWh	\$0.19
Florida Gross Receipt Tax		\$0.69

Electric Service Cost

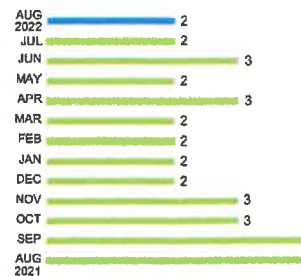
\$27.74

Total Current Month's Charges

\$27.74

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Seeking approval to increase bills less than 1 percent

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

Account: 221007640941

CYPRESS MILL COMMUNITY DEVELOPMENT
3640 19TH AVE NE, SIGN
RUSKIN, FL 33573



Current month's charges:	\$24.29
Total amount due:	\$24.29
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$22.01
Payment(s) Received Since Last Statement	-\$22.01
Current Month's Charges	\$24.29
Total Amount Due	\$24.29

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007640941

Current month's charges:	\$24.29
Total amount due:	\$24.29
Payment Due By:	08/26/2022

Amount Enclosed \$ _____

610643119033

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

6106431190332210076409410000000024296



ACCOUNT INVOICE

tampaelectric.com



Account: 221007640941
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	08/01/2022	0		0		0 kWh	1	32 Days

Tampa Electric Usage History

Daily Basic Service Charge 32 days @ \$0.74000

\$23.68

Florida Gross Receipt Tax

\$0.61

Electric Service Cost

\$24.29

Total Current Month's Charges

\$24.29

Kilowatt-Hours Per Day
(Average)

AUG 2022 0
 JUL 0
 JUN 0
 MAY 0
 APR 0
 MAR 0
 FEB 0
 JAN 0
 DEC 0
 NOV 0
 OCT 0
 SEP 0
 AUG 2021 0

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

Account: 221007706890

CYPRESS MILL COMMUNITY DEVELOPMENT
3640 19TH AV NE, CRNR ICON
RUSKIN, FL 33570

Current month's charges:	\$24.29
Total amount due:	\$24.29
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$22.01
Payment(s) Received Since Last Statement	-\$22.01
Current Month's Charges	\$24.29
Total Amount Due	\$24.29

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

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tampaelectric.com/news



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$24.29
Total amount due:	\$24.29
Payment Due By:	08/26/2022

Amount Enclosed \$

610643119034

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

610643119034221007706890000000024294



ACCOUNT INVOICE

tampaelectric.com



Account: 221007706890
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	08/01/2022	0		0		0 kWh	1	32 Days

Tampa Electric Usage History

Daily Basic Service Charge 32 days @ \$0.74000
 Florida Gross Receipt Tax
Electric Service Cost

\$23.68
 \$0.61

\$24.29

Kilowatt-Hours Per Day
 (Average)

AUG 2022 0
 JUL 0
 JUN 0
 MAY 0
 APR 0
 MAR 0
 FEB 0
 JAN 0
 DEC 0
 NOV 0
 OCT 0
 SEP 0
 AUG 2021 0

Total Current Month's Charges

\$24.29

00000050-0001246-Page 23 of 44

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

Account: 221007832001

CYPRESS MILL COMMUNITY DEVELOPMENT
CYPRESS MILLER CREEK PH1C2, LIGHTS
RUSKIN, FL 33573

Current month's charges:	\$675.65
Total amount due:	\$675.65
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$675.65
Payment(s) Received Since Last Statement	-\$675.65
Current Month's Charges	\$675.65
Total Amount Due	\$675.65

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2022
TRUSTED
BUSINESS
PARTNER

Recognized by Cogent

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$675.65
Total amount due:	\$675.65
Payment Due By:	08/26/2022

Amount Enclosed \$

648914635689

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

6489146356892210078320010000000675655



ACCOUNT INVOICE

tampaelectric.com



Account: 221007832001

Statement Date: 08/05/2022

Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.03079/kWh	\$9.36
Fixture & Maintenance Charge	16 Fixtures	\$241.28
Lighting Pole / Wire	16 Poles	\$408.80
Lighting Fuel Charge	304 kWh @ \$0.04060/kWh	\$12.34
Storm Protection Charge	304 kWh @ \$0.01028/kWh	\$3.13
Clean Energy Transition Mechanism	304 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.64

Lighting Charges

\$675.65

Total Current Month's Charges

\$675.65

00000050-0001255-Page 41 of 44

Important Messages

Seeking approval to increase bills less than 1 percent

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

Account: 221008279970

CYPRESS MILL COMMUNITY DEVELOPMENT
4600 W CYPRESS ST
TAMPA, FL 33607

Current month's charges:	\$2,345.11
Total amount due:	\$2,345.11
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$2,345.11
Payment(s) Received Since Last Statement	-\$2,345.11
Current Month's Charges	\$2,345.11
Total Amount Due	\$2,345.11

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2022
TRUSTED
BUSINESS
PARTNER

By Research & Analytics

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008279970

Current month's charges:	\$2,345.11
Total amount due:	\$2,345.11
Payment Due By:	08/26/2022

Amount Enclosed

\$

650149211514

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

6501492115142210082799700000002345111



ACCOUNT INVOICE

tampaelectric.com



Account: 221008279970
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	988 kWh @ \$0.03079/kWh	\$30.42
Fixture & Maintenance Charge	52 Fixtures	\$784.16
Lighting Pole / Wire	52 Poles	\$1328.60
Lighting Fuel Charge	988 kWh @ \$0.04060/kWh	\$40.11
Storm Protection Charge	988 kWh @ \$0.01028/kWh	\$10.16
Clean Energy Transition Mechanism	988 kWh @ \$0.00033/kWh	\$0.33
Florida Gross Receipt Tax		\$2.08
Franchise Fee		\$143.83
Municipal Public Service Tax		\$5.42
Lighting Charges		\$2,345.11

Total Current Month's Charges

\$2,345.11

00000050-0001248-Page 29 of 44

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

Account: 221008607857

CYPRESS MILL COMMUNITY DEVELOPMENT
6924 KING CREEK DR
RUSKIN, FL 33573-0217

Current month's charges:	\$24.29
Total amount due:	\$20.63
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$23.87
Payment(s) Received Since Last Statement	-\$23.87
Miscellaneous Credits	-\$3.66
Credit balance after payments and credits	-\$3.66
Current Month's Charges	\$24.29
Total Amount Due	\$20.63

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See reverse side for more information

Account: 221008607857

Current month's charges:	\$24.29
Total amount due:	\$20.63
Payment Due By:	08/26/2022

Amount Enclosed \$

652618330657



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6526183306572210086078570000000020630

Account: 221008607857
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: IRR PUMP AND LAKE REFILL WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	08/01/2022	0		0		0 kWh	1	32 Days

Daily Basic Service Charge

32 days @ \$0.74000

\$23.68

Florida Gross Receipt Tax

\$0.61

Electric Service Cost
\$24.29
Tampa Electric Usage History

 Kilowatt-Hours Per Day
 (Average)

 AUG 0
 2022 0
 2022 0
 JUN 0

\$24.29
Total Current Month's Charges
Miscellaneous Credits

Sales Tax Credit

-\$3.66

Total Current Month's Credits
-\$3.66
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Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 23005
Date 07/29/2022

SERVICE	AMOUNT
---------	--------

Project: Arbitrage - Series 2020 FYE 2/28/2021-2022
Arbitrage Services

\$ 1,200.00

Subtotal: 1,200.00

Total 1,200.00

Current Amount Due \$ 1,200.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

51300-3202
42

INVOICE



JNJ Cleaning Services

Cesmarie Irizarry Velez

7804 Davie Ray Dr, Zephyrhills, FL 33540, UNITED STATES

Phone: +1 813-781-8999; services@jnjcleanservices.com; Website:

www.jnjcleanservices.com

Invoice No#: 0104

Invoice Date: Aug 7, 2022

Due Date: Aug 7, 2022

\$205.00

AMOUNT DUE

BILL TO

c/o Inframark, LLC

Cypress Mill CDD

2005 Pan Am Circle, Suite 300, Tampa 33607, UNITED STATES

districtinvoices@inframark.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Trash Remove and replace 1 large trash bag.	1	\$25.00	\$25.00
2	Dog station Remove and replace 2 dog trash liners once a week. Place dog waste bags as needed. Dog station #1 located on Greenleaf Bay St and King Creek Dr. Dog station #2 located between Greenleaf Bay St and Demory Point Pl.	2	\$40.00	\$80.00
3	Extra services/hazardous waste First time services for dog station #1 :: pictures are available upon request. No bag was inside of dog station since it being placed inside dog park, causing for dog feces to cover the entire dog station bin. the bin had to be physically removed from dog stand to be able to remove all of the trash by hand. 2 trash bags were used to remove all of the trash, bin was cleaned inside and out, a new trash liner was placed and bags were also placed inside station.	1	\$100.00	\$100.00
			Subtotal	\$205.00
			Shipping	\$0.00
			TOTAL	\$205.00 USD

NOTES TO CUSTOMER

First time services for dog stations located throughout Cypress Mill community.

57200 - 4614
612



Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576

844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
8/1/2022	SM-7136

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
	Landscape Maintenance for the month of the date of this invoice.				
1	Core Landscape Maintenance	12,785.00		12,785.00	
1	Water Management	916.00		916.00	
1	Fertilization and Pesticide	1,445.00		1,445.00	
	Subtotal			15,146.00	
	Fuel Surcharge of 3% due to cost of fuel being over \$4.00 per gallon currently.	3.00%		454.38	
53900 - 4604 412					

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	\$15,600.38
Payments/Credits	\$0.00
Balance Due	\$15,600.38

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

July 27, 2022

Client: 001503

Matter: 000001

Invoice #: 21897

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/22/2022	LB	REVISE RESOLUTION APPROVING PROPOSED FY 2022/2023 BUDGET AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$32.00
6/23/2022	VKB	DRAFT RESOLUTIONS LEVYING PRELIMINARY DEBT ASSESSMENTS FOR POTENTIAL ACQUISITION OF RECREATIONAL FACILITIES AND SETTING PUBLIC HEARING; DRAFT EMAIL RE: SAME.	1.4	\$490.00
6/29/2022	VKB	REVIEW PLATS AND PUBLIC RECORDS; DRAFT DEED CONVEYING COMMON AREAS TO CDD AND GRANT OF EASEMENTS; REVIEW AGENDA PACKAGE; TELEPHONE CALL TO G. ROBERTS RE: UPCOMING BOARD MEETING.	1.6	\$560.00
6/30/2022	VKB	PREPARE FOR BOARD MEETING; CONFERENCE WITH B. LAMB AND K. EVANS RE: CDD MEETING.	0.4	\$140.00
7/1/2022	MS	RECEIVE, REVIEW AND PROCESS SPECIAL WARRANTY DEED AND GRANT OF EASEMENT TO BE E-RECORDED IN HILLSBOROUGH COUNTY.	0.4	\$64.00
7/5/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2018 BONDS AND 2020 BONDS.	0.2	\$32.00
7/5/2022	MS	RECEIVE, REVIEW AND PROCESS RECORDED COPY OF SPECIAL WARRANTY DEED AND GRANT OF EASEMENT.	0.4	\$64.00
7/13/2022	VKB	TELEPHONE CALL TO G. ROBERTS RE: UPCOMING SCHEDULED BOARD MEETING; REVIEW CANCELLATION NOTICE.	0.2	\$70.00

51400-3107
CR

July 27, 2022

Client: 001503

Matter: 000001

Invoice #: 21897

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
7/14/2022	VKB	TELECONFERENCE WITH G. ROBERTS AND K. EVANS RE: BUDGET HEARING AND NOTICE TO RESIDENTS; REVIEW AND REPLY TO EMAIL FROM M. ALVAREZ RE: BUDGET HEARING AND CUT-OFF DATE FOR CERTIFICATION OF ASSESSMENTS TO TAX COLLECTOR.	0.4	\$140.00
Total Professional Services			5.2	\$1,592.00
Total Services			\$1,592.00	
Total Disbursements			\$0.00	
Total Current Charges				\$1,592.00
Previous Balance				\$420.00
Less Payments				(\$420.00)
PAY THIS AMOUNT				\$1,592.00

Please Include Invoice Number on all Correspondence



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/ 3/22		CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	184333	
Total Amount Due		Ad Number	
\$367.50		0000238526	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000238526	Times	Legals CLS	Budget Workshop	1	2x43 L	\$365.50
08/03/22	08/03/22	0000238526	Tampabay.com	Legals CLS	Budget Workshop	1	2x43 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/ 3/22		CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	184333	
Total Amount Due		Ad Number	
\$367.50		0000238526	

DO NOT SEND CASH BY MAIL

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TIMES PUBLISHING COMPANY

REMIT TO:

CYPRESS MILL CDD
C/O MERITUS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

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



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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 3/22	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	184333
Total Amount Due		Ad Number
\$1,685.00		0000239286

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000239286	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,681.00
08/03/22	08/03/22	0000239286	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00

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tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/ 3/22	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	184333
Total Amount Due		Ad Number
\$1,685.00		0000239286

DO NOT SEND CASH BY MAIL

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TIMES PUBLISHING COMPANY

REMIT TO:

CYPRESS MILL CDD
C/O MERITUS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of **8/ 3/22** or by publication on the newspaper's website, if authorized, on

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 Affiant

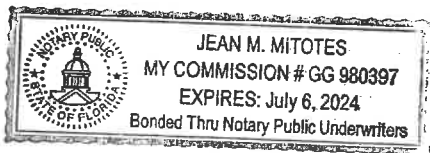
Sworn to and subscribed before me this **08/03/2022**



Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____





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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/10/22	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
08/10/2022	Deirdre Bonett	184333
Total Amount Due		Ad Number
\$410.00		0000239824

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/10/22	08/10/22	0000239824	Times	Legals CLS	FY Budget 2023 Public Hearing	1	2x49 L	\$408.00
08/10/22	08/10/22	0000239824	Tampabay.com	Legals CLS	FY Budget 2023 Public Hearing AffidavitMaterial	1	2x49 L	\$0.00 \$2.00

57360 - 4801
WR

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/10/22	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
08/10/2022	Deirdre Bonett	184333
Total Amount Due		Ad Number
\$410.00		0000239824

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

CYPRESS MILL CDD
C/O MERITUS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: FY Budget 2023 Public Hearing** was published in said newspaper by print in the issues of: **8/10/22** or by publication on the newspaper's website, if authorized, on

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.

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

The Board of Supervisors (the "Board") of the Cypress Mill Community Development District (the "District") will hold a public hearing and a meeting on August 30, 2022, at 6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 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 Gene.Roberts@inframark.com or via phone at (813) 873-7300.

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

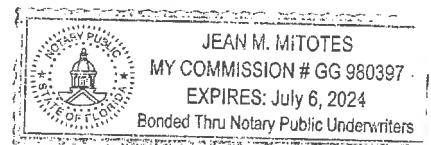
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact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

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

Gene Roberts
 District Manager

Run Date: August 10, 2022

0000239824





 Signature Affiant

Sworn to and subscribed before me this **08/10/2022**



 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2022



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

Cypress Mill
Balance Sheet
As of 8/31/2022

(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	126,896.00	0.00	0.00	0.00	0.00	0.00	0.00	126,896.00
Investment - Revenue 2018 (9000)	0.00	371,241.00	0.00	0.00	0.00	0.00	0.00	371,241.00
Investment - Interest 2018 (9001)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00
Investment - Sinking 2018 (9002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2018 (9003)	0.00	138,969.00	0.00	0.00	0.00	0.00	0.00	138,969.00
Investment - Construction 2018 (9005)	0.00	0.00	0.00	95.00	0.00	0.00	0.00	95.00
Investment - Cost of Issuance 2018 (9006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Revenue 2020 (7000)	0.00	0.00	269,373.00	0.00	0.00	0.00	0.00	269,373.00
Investment - Interest 2020 (7001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2020 (7002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2020 (7003)	0.00	0.00	258,250.00	0.00	0.00	0.00	0.00	258,250.00
Investment - Construction 2020 (7005)	0.00	0.00	5.00	0.00	575,962.00	0.00	0.00	575,968.00
Investment - Cost of Issuance 2020 (7006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	8,498.00	0.00	0.00	0.00	0.00	0.00	0.00	8,498.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	8,378.00	0.00	0.00	0.00	0.00	0.00	0.00	8,378.00
Construction Work In Progress	0.00	0.00	0.00	0.00	0.00	16,066,939.00	0.00	16,066,939.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	453,930.00	453,930.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	16,441,070.00	16,441,070.00
Total Assets	143,772.00	510,211.00	527,628.00	95.00	575,962.00	16,066,939.00	16,895,000.00	34,719,607.00
Liabilities								
Accounts Payable	10,061.00	0.00	0.00	0.00	0.00	0.00	0.00	10,061.00
Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	8,498.00	0.00	0.00	0.00	0.00	0.00	0.00	8,498.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	76.00	0.00	0.00	0.00	0.00	0.00	0.00	76.00
Revenue Bonds Payable - Series 2018	0.00	0.00	0.00	0.00	0.00	0.00	8,150,000.00	8,150,000.00
Revenue Bonds Payable - Series 2020	0.00	0.00	0.00	0.00	0.00	0.00	8,930,000.00	8,930,000.00
Total Liabilities	18,635.00	0.00	0.00	0.00	0.00	0.00	17,080,000.00	17,098,635.00
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0.00	495,986.00	258,252.00	95.00	574,793.00	0.00	0.00	1,329,126.00

(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-Unreserved	103,842.00	0.00	0.00	0.00	0.00	0.00	0.00	103,842.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	0.00	16,066,939.00	0.00	16,066,939.00
Other	21,295.00	14,225.00	269,376.00	0.00	1,169.00	0.00	(185,000.00)	121,066.00
Total Fund Equity & Other Credits	125,137.00	510,211.00	527,628.00	95.00	575,962.00	16,066,939.00	(185,000.00)	17,620,972.00
Total Liabilities & Fund Equity	143,772.00	510,211.00	527,628.00	95.00	575,962.00	16,066,939.00	16,895,000.00	34,719,607.00

Cypress Mill

Statement of Revenues Expenditures

From 10/1/2021 Through 8/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	423,338.00	426,657.00	3,319.00	1 %
O&M Assessments - Off Roll	124,487.00	0.00	(124,487.00)	(100)%
Total Revenues	<u>547,825.00</u>	<u>426,657.00</u>	<u>(121,168.00)</u>	<u>(22)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,800.00	5,400.00	(600.00)	(13)%
Financial & Administrative				
District Manager	40,000.00	36,667.00	3,333.00	8 %
District Engineer	5,000.00	728.00	4,272.00	85 %
Disclosure Report	12,600.00	7,700.00	4,900.00	39 %
Trustees Fees	10,300.00	4,041.00	6,259.00	61 %
Accounting Services	6,750.00	6,488.00	263.00	4 %
Auditing Services	8,000.00	7,700.00	300.00	4 %
Postage, Phone, Faxes, Copies	1,500.00	185.00	1,315.00	88 %
Public Officials Insurance	2,500.00	2,506.00	(6.00)	(0)%
Legal Advertising	3,000.00	3,667.00	(667.00)	(22)%
Bank Fees	300.00	43.00	257.00	86 %
Dues, Licenses & Fees	175.00	907.00	(732.00)	(418)%
Office Supplies	200.00	0.00	200.00	100 %
Website Hosting	600.00	168.00	432.00	72 %
Website Administration	1,800.00	1,500.00	300.00	17 %
ADA Vendor	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	7,500.00	6,692.00	808.00	11 %
Utility Services				
Electric Utility Services	135,200.00	88,819.00	46,381.00	34 %
Other Physical Environment				
Waterway Management System	20,000.00	11,715.00	8,285.00	41 %
General Liability & Property Casualty Insurance	12,000.00	6,810.00	5,190.00	43 %
Landscape Maintenance - Contract	175,000.00	158,684.00	16,316.00	9 %
Miscellaneous Repairs & Maintenance	7,500.00	4,180.00	3,320.00	44 %
Hardscape Maintenance	2,500.00	180.00	2,320.00	93 %
Plant Replacement Program	25,000.00	14,038.00	10,962.00	44 %
Landscape Maintenance - Mulch	32,100.00	26,000.00	6,100.00	19 %
Irrigation Maintenance	20,000.00	8,841.00	11,159.00	56 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000.00	0.00	2,000.00	100 %
Parks & Recreation				
Park Facility Maintenance	10,000.00	205.00	9,795.00	98 %
Total Expenditures	<u>547,825.00</u>	<u>405,362.00</u>	<u>142,463.00</u>	<u>26 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>21,295.00</u>	<u>21,295.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	103,842.00	103,842.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>125,137.00</u>	<u>125,137.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

200 - Debt Service - Series 2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	551,675.00	828,922.00	277,247.00	50 %
Interest Earnings				
Interest Earnings	0.00	795.00	795.00	0 %
Total Revenues	<u>551,675.00</u>	<u>829,717.00</u>	<u>278,042.00</u>	<u>50 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	396,676.00	399,675.00	(2,999.00)	(1)%
Principal Payments	<u>155,000.00</u>	<u>150,000.00</u>	<u>5,000.00</u>	<u>3 %</u>
Total Expenditures	<u>551,676.00</u>	<u>549,675.00</u>	<u>2,001.00</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(265,817.00)	(265,817.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(265,817.00)</u>	<u>(265,817.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	(1.00)	<u>14,225.00</u>	<u>14,226.00</u>	<u>(1,422,606)%</u>
Fund Balance, Beginning of Period	0.00	495,986.00	495,986.00	0 %
Fund Balance, End of Period	(1.00)	<u>510,211.00</u>	<u>510,212.00</u>	<u>(51,021,170)%</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

201 - Debt Service - Series 2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	515,984.00	7,083.00	(508,901.00)	(99)%
DS Assessments - Off Roll	0.00	514,543.00	514,543.00	0 %
Interest Earnings				
Interest Earnings	0.00	707.00	707.00	0 %
Total Revenues	<u>515,984.00</u>	<u>522,333.00</u>	<u>6,349.00</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	330,984.00	333,413.00	(2,429.00)	(1)%
Principal Payments	<u>185,000.00</u>	<u>185,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>515,984.00</u>	<u>518,413.00</u>	<u>(2,429.00)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	265,819.00	265,819.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	(364.00)	(364.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>265,455.00</u>	<u>265,455.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>269,376.00</u>	<u>269,376.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	258,252.00	258,252.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>527,628.00</u>	<u>527,628.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

300 - Capital Projects - Series 2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	95.00	95.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>95.00</u>	<u>95.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

301 - Capital Projects - Series 2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>808.00</u>	<u>808.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>808.00</u>	<u>808.00</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>361.00</u>	<u>361.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>361.00</u>	<u>361.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>1,169.00</u>	<u>1,169.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	574,793.00	574,793.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>575,962.00</u>	<u>575,962.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

900 - General Fixed Assets Account Group
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	16,066,939.00	16,066,939.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>16,066,939.00</u>	<u>16,066,939.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

950 - General Long-Term Debt
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Debt Service Payments				
Principal Payments	<u>0.00</u>	<u>185,000.00</u>	<u>(185,000.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>185,000.00</u>	<u>(185,000.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(185,000.00)</u>	<u>(185,000.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(185,000.00)</u>	<u>(185,000.00)</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked

Bank Balance	145,358.61
Less Outstanding Checks/Vouchers	18,462.88
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	126,895.73
Balance Per Books	<u>126,895.73</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Cypress Mill
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1420	8/28/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1421	8/28/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1422	8/28/2022	System Generated Check/Voucher	15,600.38	Steadfast Contractors Alliance, LLC
1423	8/28/2022	System Generated Check/Voucher	<u>2,462.50</u>	Times Publishing Company
Outstanding Checks/Vouchers			<u><u>18,462.88</u></u>	

Cypress Mill
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1406	7/7/2022	System Generated Check/Voucher	4,751.52	Inframark LLC
1414	8/3/2022	System Generated Check/Voucher	1,200.00	Grau and Associates
1415	8/3/2022	System Generated Check/Voucher	1,592.00	Straley Robin Vericker
1416	8/11/2022	System Generated Check/Voucher	4,774.94	Inframark LLC
1417	8/19/2022	System Generated Check/Voucher	205.00	JNJ Cleaning Services LLC
1418	8/19/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1419	8/19/2022	System Generated Check/Voucher	<u>9,099.80</u>	Tampa Electric
Cleared Checks/Vouchers			<u>22,688.26</u>	

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 10/5/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	<u>Some construction debris</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>Several ponds have algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	<u>Some grass weeds around the pond perimeters</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	23	-2	<u>Plants at the Beth Shields entrance need to be trimmed.</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 10/5/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	25	-5	Several trees were knocked down from the storm.
SUBDIVISION MONUMENTS	30	25	-5	Fair
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	676	-24	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Wednesday, October 5, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	-1	Some detailing needed
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	10	0	Good
CLEANLINESS	5	3	-2	Storm debris
MULCHING	5	3	-2	Fair
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	None

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Good
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	94	-6	94%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill October



The annuals at the entrance look good.



The loose and broken pavers have been replaced at the entrance.



Hurricane Ian knocked over almost 200 trees that Steadfast is in the process of replanting and staking.





The large trees that were blown over had to be removed.



The turf along Miller Creek is in good condition.



The pocket park next to Gomez Rock is in good condition.



The trees that were blown over next to the dog park have been replanted.



The landscape near the playground is in good condition.



The Red fountain grass along Camp Island should be trimmed.



The Fountain grass at the Beth Shields entrance should be trimmed below the sign.



There were no trees blown over in the pocket park at Wash Island.



The pond bank at the North West corner of the community needs to be mowed.



Fresh mulch should be added soon.

Cypress Mill Ponds October



Most of the ponds have a small amount of algae but they appear to have been sprayed recently.









