

**CYPRESS MILL
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 14, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Cypress Mill Community Development District

Board of Supervisors

Kelly Evans, Chairman
Anthony Seabrook, Vice-Chairman
Elissa Martin, Assistant Secretary
Jason Robare, Assistant Secretary
Lori Campagna, Assistant Secretary

District Staff

Gene Roberts, District Manager
Vivek Babbar, District Counsel
Todd Amaden, District Engineer

Regular Meeting Agenda

Thursday, December 14, 2023, at 9:30 a.m.

Zoom Meeting

<https://us06web.zoom.us/j/81266032829?pwd=bibm6puoFxFLzQtiMG1ESc20XTUrQT.1>

Meeting ID: 812 6603 2829 Passcode: 967643 Dial by your location +1 305 224 1968

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

- 1. Call to Order/Roll Call**
- 2. Public Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. Attorney's Report**
 - A. Update on Amenity Policies
- 4. Manager's Report**
 - A. Community Inspection Report
- 5. Engineer's Report**
- 6. Action Items**
 - A. Consideration of Arbitrage Engagement Letters – Bond Series 2018 & 2023
 - B. Discussion on Mulch Proposals
 - C. Discussion on Amenity Center Management
- 7. Consent Agenda**
 - A. Approval of Minutes of the November 09, 2023, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures October 2023
 - C. Acceptance of the Financials and Approval of the Check Register for October 2023
- 8. Adjournment**

*The next regularly scheduled meeting is January 11, 2024, at 9:30 a.m.

District Office

Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:

Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Cypress Mill Community Development District

Recreational Facilities Policies

October 12, 2023

Definitions

“Board” shall mean the District’s Board of Supervisors.

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

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

“District” shall mean the Cypress Mill Community Development District.

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

“District’s website” – shall mean <https://www.cypressmillcdd.com/>

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

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

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

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

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

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

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

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

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

Use of Recreational Facilities at Your Own Risk

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

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

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 2 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

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

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

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Outdoor grilling is prohibited unless at a pre-approved special event.
9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.

10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
21. No fishing or swimming is permitted in any District stormwater ponds.
22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean

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

25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.
28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

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

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

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

Pool and Splash Park Policies

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

Playground and Community Park Policies

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

Fitness Center Policies:

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

General Parking Policies:

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

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
 - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Non-Resident Annual User Fee

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

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

Rental Policies

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

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

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

1. **Maximum Rental Duration.** Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)
2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

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

3. **Deposit:** A refundable deposit of \$200.00 is required for any rental.
4. **Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Cypress Mill Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
6. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

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

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

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

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

CYPRESS MILL CDD

field inspection - December 2023

Tuesday, December 5, 2023

Prepared For Cypress Mill CDD Board Of Supervisors

20 Items Identified



Item 1

Assigned To Steadfast

New annuals and holiday decorations up front. Some weed detailing needed in the Bouganvilleas.



Item 2

Assigned To Sitex

First pond looks good.



Item 3

Assigned To Steadfast

Suckers need to be cut from the trees throughout. The Wash Island pocket park otherwise looks good.



Item 4

Assigned To Steadfast

Camp Island Ave needs some cleanup. Palm fronds, some weeds, etc.



Item 5

Assigned To Steadfast

Muhly Grass needs trimming to see the sign at Beth Shields and Camp Island Ave.



Item 6

Assigned To Steadfast

Fill-ins recommended for the area at 19th Ave NE.



Item 7

Assigned To Steadfast

Dead Holly needs to be removed and some weed detailing needed in the pocket park south of Jenkins Vista Ct.



Item 8

Assigned To Steadfast

Leaning Holly along Miller Creek needs straightening. Dead palms also need approval for removal.



Item 9

Assigned To Sitex

Eastern pond on Ozello Trail looks good. Minor Filamentous Algae.



Item 10

Assigned To Steadfast

Some weed detailing needed in the trail leading to the dog park.



Item 11

Assigned To Steadfast

Turf weeds are getting pretty bad in some of the St. Augustine.



Item 12

Assigned To Steadfast

More suckers to be cut.



Item 13

Assigned To Steadfast

Leaning Oak needs to be straightened in the large Central Park.



Item 14

Assigned To Steadfast

Weeds in the Bahia on the right, St. Augustine looks healthy on the left.



Item 15

Assigned To Steadfast

More pocket park weed detailing needed.



Item 16

Assigned To Steadfast

Pond bank and drainage structure needs to be trimmed/edged at the corner of Miller Creek and Gomez Rocks.



Item 17

Assigned To Steadfast

Gomez Rocks pocket park looks good other than the suckers that need to be cut.



Item 18

Assigned To Steadfast

King Creek pocket park looks good.



Item 19

Assigned To Steadfast

Washout area at the main park has weeds, recommend sodding this area over in the spring.



Item 20

Assigned To Steadfast

No further hog damage, area has been quoted to be filled in.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 27, 2023

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

We appreciate the opportunity to offer our services to Cypress Mill Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$8,585,000 Special Assessment Bonds, Series 2018 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



Antonio Grau

Accepted and agreed to by Cypress Mill Community Development District:

Signature: _____

Title: _____

Date: _____



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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October 27, 2023

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

We appreciate the opportunity to offer our services to Cypress Mill Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$6,580,000 Special Assessment Bonds, Series 2023 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

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Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

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Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



Antonio Grau

Accepted and agreed to by Cypress Mill Community Development District:

Signature: _____

Title: _____

Date: _____

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

The regular meeting of the Board of Supervisors of Cypress Mill Community Development District was held on Thursday, November 9, 2023, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Anthony Seabrook	Vice Chairperson
Elissa Martin	Assistant Secretary
Jason Robare	Assistant Secretary

Also present were:

Gene Roberts	District Manager
Michael Broadus	District Counsel
Residents	(via Zoom)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Mr. Roberts called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS Attorney's Report

A. Update on Amenity Policies

- The Board decided to table this item for the December meeting and schedule the Public Hearing for January.
- Towing Policy was discussed.

On MOTION by Mr. Seabrook seconded by Mr. Robare, with all in favor, staff was authorized to prepare a towing Resolution for District property. 3-0

FOURTH ORDER OF BUSINESS Manager's Report

A. Community Inspection Report

The Community Inspection Report was presented.

There being no comments, the next order of business followed.

FIFTH ORDER OF BUSINESS Engineer's Report

There being no report, the next order of business followed.

SIXTH ORDER OF BUSINESS Action Items**A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022**

On MOTION by Mr. Robare seconded by Ms. Martin, with all in favor, Financial Report for Fiscal Year Ending September 30, 2022, was approved. 3-0

B. Discussion on Dog Park-Trail Enhancement

- The Board tabled this item and requested additional proposals.

C. Discussion on Amenity Center Maintenance

- Discussion was mainly on leaning street signs which should be directed to Hillsborough County Public Works.

SEVENTH ORDER OF BUSINESS Consent Agenda**A. Approval of Minutes of the October 12, 2023, Regular Meeting****B. Consideration of Operation and Maintenance Expenditures September 2023****C. Acceptance of the Financials and Approval of the Check Register for September 2023**

On MOTION by Mr. Seabrook seconded by Mr. Robare, with all in favor, the Consent Agenda, was approved. 3-0

Supervisor Request:

- Some areas of community fencing need pressure washing.

Resident Comments:

- A resident commented on statement of wanting additional services but not increase in budget.

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Seabrook seconded by Ms. Martin, with all in favor, meeting was adjourned. 3-0

Gene Roberts
District Manager

Anthony Seabrook
Vice Chairperson

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
JNJ CLEANING SERVICES	0270	\$1,810.00		AMENITY CLEANING - SEPTEMBER 2023
JNJ CLEANING SERVICES	0280	\$145.00		DOG STATION - OCTOBER 2023
JNJ CLEANING SERVICES	0285	\$1,810.00	\$3,765.00	AMENITY CLEANING - OCTOBER 2023
SITEX AQUATICS LLC	7818B	\$1,065.00		LAKE MAINT. - 11 WATERWAYS - OCTOBER 2023
STEADFAST CONTRACTORS ALLIANCE	SM-10088	\$16,321.00		LANDSCAPE MAINT. OCTOBER 2023
Monthly Contract Subtotal		\$21,151.00		
Variable Contract				
ELISSA MARTIN	EM 101223	\$200.00		SUPERVISOR FEE 10/12/23
HAROLD ANTHONY SEABROOK	AS 101223	\$200.00		SUPERVISOR FEE 10/12/23
HOMERIVER GROUP	10042023	\$221.50		SPECTRUM SERVICE - 08/28/23-09/27/23
HOMERIVER GROUP	154012	\$12,979.00	\$13,200.50	CLUBHOUSE PAYROLL
JASON ROBARE	JR 101223	\$200.00		SUPERVISOR FEE 10/12/23
KELLY ANN EVANS	KE 101223	\$200.00		SUPERVISOR FEE 10/12/23
Variable Contract Subtotal		\$14,000.50		
Utilities				
TECO	3471 100623 ACH	\$35.01		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	5825 100523 ACH	\$11,072.38		ELECTRICITY BULK BILLING
TECO	9291 100623 ACH	\$2,901.03	\$14,008.42	ELECTRICITY SERVICE - 09/01/23-10/02/23
Utilities Subtotal		\$14,008.42		
Regular Services				
ADA SITE COMPLIANCE	3019	\$1,500.00		COMPLIANCE
EGIS INSURANCE	20178	\$12,391.00		POLICY RENEWAL
FLORIDA DEPARTMENT OF	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
STEADFAST CONTRACTORS ALLIANCE	SM-10142	\$353.27		IRRIGATION REPAIRS / PARTS
STRALEY ROBIN VERICKER	23708	\$497.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
Regular Services Subtotal		\$14,916.27		
Additional Services				
ILLUMINATIONS HOLIDAY LIGHTING	331023	\$3,250.00		HOLIDAY LIGHTING - DEPOSIT
STEADFAST CONTRACTORS ALLIANCE	SM-10202	\$3,650.00		MOWED GREENSPACE - EQUIPMENT RENTAL/LABOR
Additional Services Subtotal		\$6,900.00		

CYPRESS MILL CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$70,976.19		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[☐] Chariman [☐] Vice Chariman [☐] Assistant Secretary

INVOICE

JNJ Amenity Services LLC
7804 davie ray dr
Zephyrhills, FL 33540

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



Cypress Mill

Bill to

Cypress Mill
Home River Group
12906 Tampa Oaks Blvd
Suite 100
Temple Terrace, Florida 33637
United States

Invoice details

Invoice no.: 0270
Invoice date: 09/25/2023
Due date: 10/15/2023

Product or service		Amount
1. Restrooms	1 unit × \$815.00	\$815.00
Clean and sanitize 8 toilets, 2 urinals, 2 showers and 6 sinks. Wipe lockers as needed. Supply all toilet paper, paper towels, hand soap and trash bags. Sweep/vacuum and/or mop.		
2. Activity room	1 unit × \$200.00	\$200.00
Wipe down 2 barstool tables, 2 end tables, 2 coffee tables and 1 round glass table. Fluff and fix pillows as needed. Wipe window sills and clean all windows on the inside. Sweep/vacuum and/or mop.		
3. Kitchen	1 unit × \$100.00	\$100.00
Clean and sanitize countertops, wipe outside of microwave and refrigerator, replace small trash bin bag as needed, clean glass windows/doors and sweep/vacuum and/or mop.		
4. Gym	1 unit × \$200.00	\$200.00
Wipe down machines (as needed), clean all mirrors, windows and glass door (as needed). Vacuum as needed.		
5. Lobby/Walkway	1 unit × \$200.00	\$200.00
Sweep, vacuum and/or mop walkway that leads to gym and restrooms and the lobby area. Replace small trash bin bag inside office. Glass doors at entry and glass doors that lead out into pool area get cleaned inside and out. Any glass next to doors also get cleaned inside and out, as needed.		
6. Patio	1 unit × \$200.00	\$200.00
Clean glass tables (4 small and two large). Remove and replace trash bags (3) by pool. Clean and disinfect trash bins as needed.		
7. Additional trash bags	1 unit × \$20.00	\$20.00
JNJ, as approved by HOA, will provide trash bags for trash cans by the mailboxes and near the dog park and basketball court that are maintained by HOA.		

8.	Extra supplies during summer months	1 unit × \$75.00	\$75.00
	includes the cost for extra paper towels, toilet paper and trash bags that are being provided at Cypress Mill during the summer due to the high foot traffic.		

Ways to pay



Total \$1,810.00

Note to customer

Amenity cleaning services for Cypress Mill - Sept 2023.

Pay invoice

INVOICE

JNJ Amenity Services LLC
7804 davie ray dr
Zephyrhills, FL 33540

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



Cypress Mill CDD c/o Inframark

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

Invoice details
Invoice no.: 0280
Invoice date: 10/27/2023
Due date: 11/15/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Trash Remove and replace 1 large trash bag.		1	\$25.00	\$25.00
2.		Dog stations 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 trash overflowing dog station liner due to trash being thrown inside. required trash be taken out by hand.		1	\$40.00	\$40.00

Total

\$145.00

Ways to pay



Note to customer
Trash and dog station services for Cypress Mill CDD - Oct 2023.

Pay invoice

INVOICE

JNJ Amenity Services LLC
7804 davie ray dr
Zephyrhills, FL 33540

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



Cypress Mill CDD c/o Inframark

Bill to

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

Invoice details

Invoice no.: 0285
Invoice date: 10/27/2023
Due date: 11/15/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Restrooms Clean and sanitize 8 toilets, 2 urinals, 2 showers and 6 sinks. Wipe lockers as needed. Supply all toilet paper, paper towels, hand soap and trash bags. Sweep/vacuum and/or mop.		1	\$815.00	\$815.00
2.		Activity room Wipe down 2 barstool tables, 2 end tables, 2 coffee tables and 1 round glass table. Fluff and fix pillows as needed. Wipe window sills and clean all windows on the inside. Sweep/vacuum and/or mop.		1	\$200.00	\$200.00
3.		Kitchen Clean and sanitize countertops, wipe outside of microwave and refrigerator, replace small trash bin bag as needed, clean glass windows/doors and sweep/vacuum and/or mop.		1	\$100.00	\$100.00
4.		Gym Wipe down machines (as needed), clean all mirrors, windows and glass door (as needed). Vacuum as needed.		1	\$200.00	\$200.00
5.		Lobby/Walkway Sweep, vacuum and/or mop walkway that leads to gym and restrooms and the lobby area. Replace small trash bin bag inside office. Glass doors at entry and glass doors that lead out into pool area get cleaned inside and out. Any glass next to doors also get cleaned inside and out, as needed.		1	\$200.00	\$200.00
6.		Patio Clean glass tables (4 small and two large). Remove and replace trash bags (3) by pool. Clean and disinfect trash bins as needed.		1	\$200.00	\$200.00
7.		Additional trash bags JNJ, as approved by HOA, will provide trash bags for trash cans by the mailboxes and near the dog park and basketball court that are maintained by HOA.		1	\$20.00	\$20.00

8.	Extra supplies during summer months	1	\$75.00	\$75.00
	includes the cost for extra paper towels, toilet paper and trash bags that are being provided at Cypress Mill during the summer due to the high foot traffic.			

Ways to pay



Total \$1,810.00

Note to customer

Amenity cleaning services for Cypress Mill - Oct 2023.

Pay invoice

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Cypress Mill

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

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

Invoice details
Invoice no.: 7818B
Terms: Net 30
Invoice date: 10/01/2023
Due date: 10/31/2023

Product or service		Amount
1. LM- Cypress Mill	1 × \$1,065.00	\$1,065.00
Monthly Lake Maintenance- 11 Waterways		
Total		\$1,065.00



Invoice

Steadfast Contractors Alliance, LLC

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

844-347-0702 | ar@steadfastalliance.com

Date	Invoice #
10/1/2023	SM-10088

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

Bill To

Cypress Mills CDD
C/O Inframark
2654 Cypress Ridge Blvd
Suite 101

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		13,810.00		13,810.00
1	Water Management		966.00		966.00
1	Fertilization and Pesticide		1,545.00		1,545.00
	Subtotal				16,321.00

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

Total	\$16,321.00
Payments/Credits	\$0.00
Balance Due	\$16,321.00

CYPRESS MILL CDD

MEETING DATE: October 12, 2023

DMS: GIZ

EM101223

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
Elissa Martin	/	Salary Accepted	\$200
Jason Robare	/	Salary Accepted	\$200
Anthony Seabrook	/	Salary Accepted	\$200
Lori Campagna		Salary Accepted	\$200

CYPRESS MILL CDD

MEETING DATE: October 12, 2023

DMS: *612*

AS 101223

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	<i>/</i>	Salary Accepted	\$200
Elissa Martin	<i>/</i>	Salary Accepted	\$200
Jason Robare	<i>/</i>	Salary Accepted	\$200
Anthony Seabrook	<i>/</i>	Salary Accepted	\$200
Lori Campagna		Salary Accepted	\$200

Invoice 10042023

	Invoice 10042023	
	HomeRiver Group	4-Oct-23
	12906 Tampa Oaks Blvd Suite 100	
	Temple Terrace, FL 33637	
	813-600-5090	
	Bill To:	
	Inframark	
	c/o Cypress Mill Clubhouse	
	2005 Pan Am Circle Ste 300	
	Tampa, Fl. 33607	
	DESCRIPTION	AMOUNT
	Spectrum Inv# 2432049082823 was paid by automatic payments on 9/18/2023	\$ 221.50
	Total	\$ 221.50
	Please remit payment to: HomeRiver Group	
	Mail to: HomeRiver Group 12906 Tampa Oaks Blvd Suite 100, Temple Terrace, FL 33637	



August 28, 2023
Invoice Number: 2432049082823
Account Number: **8337 12 028 2432049**
Security Code: **2900**
Service At: 15231 MILLER CREEK DR
RUSKIN FL 33573

Auto Pay Notice

Contact Us

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

Summary Service from 08/28/23 through 09/27/23 details on following pages

Previous Balance	221.50
Payments Received -Thank You!	-221.50
Remaining Balance	\$0.00
Spectrum Business™ TV	61.97
Spectrum Business™ Internet	97.98
Spectrum Business™ Voice	29.99
Other Charges	22.20
Taxes, Fees and Charges	9.36
Current Charges	\$221.50
<i>YOUR AUTO PAY WILL BE PROCESSED 09/15/23</i>	
Total Due by Auto Pay	\$221.50

NEWS AND INFORMATION

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

Enhance your business communications with Spectrum Mobile. Call **1-855-223-5045** to learn how you can get 1 mobile unlimited line **FREE** for 1 year.



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 28 08292023 NNNNNNNN 01 987955

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

August 28, 2023

Cypress Mill POA

Invoice Number: 2432049082823
Account Number: 8337 12 028 2432049
Service At: 15231 MILLER CREEK DR
RUSKIN FL 33573

Total Due by Auto Pay	\$221.50
------------------------------	-----------------

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028243204900221507



Invoice Number: 2432049082823
 Account Number: 8337 12 028 2432049
 Security Code: 2900

Cypress Mill POA

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

8337 1200 NO RP 28 08292023 NNNNNNNN 01 987955

Charge Details

Previous Balance		221.50
EFT Payment	08/15	-221.50
Remaining Balance		\$0.00

Payments received after 08/28/23 will appear on your next bill.

Service from 08/28/23 through 09/27/23

Spectrum Business™ TV

Spectrum Business TV		44.99
Promotional Discount		-5.00
Spectrum Receivers	2 Receivers at 10.99 each	21.98
		\$61.97

Spectrum Business™ TV Total **\$61.97****Spectrum Business™ Internet**

Spectrum Business Internet		129.99
Promotional Discount		-40.00
Spectrum WiFi		0.00
Business WiFi		7.99
Web Hosting		0.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
		\$97.98

Spectrum Business™ Internet Total **\$97.98****Spectrum Business™ Voice**

Phone number (813) 938-4474		
Spectrum Business Voice		49.99
Promotional Discount		-20.00
		\$29.99

Spectrum Business™ Voice ContinuedFor additional call details,
please visit SpectrumBusiness.netSpectrum Business™ Voice Total **\$29.99****Other Charges**

Broadcast TV Surcharge	22.20
Other Charges Total	\$22.20

Taxes, Fees and Charges

State and Local Sales Tax	1.50
Communications Services Tax	7.86
Taxes, Fees and Charges Total	\$9.36

Current Charges **\$221.50****Total Due by Auto Pay** **\$221.50****Billing Information**

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

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

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

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

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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

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

Invoice Number: 2432049082823
Account Number: 8337 12 028 2432049
Security Code: **2900**

Cypress Mill POA

Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 28 08292023 NNNNNNNN 01 987955

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.53, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.10.

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

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

Spectrum Receiver \$10.99 - Charges include \$9.99 for Receiver Rental and \$1.00 for Secure Connection.

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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

For immediate closed captioning concerns, call 1-855-707-7328 or email closedcaptioningsupport@charter.com.

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



Account Number:
Security Code:

Cypress Mill POA
8337 12 028 2432049
2900

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

8337 1200 NO RP 28 08292023 NNNNNNNN 01 987955



When your business is on the move,
our **mobile service** goes the distance.




Mobile Unlimited Plan
\$29⁹⁹
/mo. per line
when bundled^o

Save up to 60% when you switch
to Spectrum Mobile^{^^}

**Get a second mobile
unlimited line FREE**
for 1 year when you buy
one mobile line⁺

Stay connected anywhere, anytime.

- Unlimited data,
talk, and text
- Nationwide
5G available⁼
- No added taxes,
hidden fees,
or contracts

To speak to a business specialist, call
1-855-220-0837

Limited time offer; subject to change. Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. Visit <https://www.spectrum.com/policies/mobile-terms> for full terms and conditions. ^oUnlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. ⁼To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. ⁺Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Mobile Unlimited line purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. ^{^^}Savings based on single-line comparison of unlimited plans among major nat'l carriers as of 08/2022; prepaid excl: data usage limits vary by carrier. Services subject to all applicable service terms and conditions, subject to change. ©2023 Charter Communications. All rights reserved.

Invoice 154012

	HomeRiver Group	30-Sep-23
	12906 Tampa Oaks Blvd Suite 100	
	Temple Terrace, FL 33637	
	813-600-5090	
	Bill To:	
	Inframark	
	c/o Cypress Mill Clubhouse	
	2005 Pan Am Circle Ste 300	
	Tampa, Fl. 33607	
	DESCRIPTION	AMOUNT
	September Onsite Clubhouse Payroll	\$ 7,652.89
	Reimburse Payrol Tax & Admin Fee	\$ 2,326.11
	Payroll and Staffing Management	\$ 3,000.00
	Total	\$ 12,979.00
	Please remit payment to: HomeRiver Group	
	Mail to: HomeRiver Group 12906 Tampa Oaks Blvd Suite 100, Temple Terrace, FL 33637	

HomeRiver Group
12906 Tampa Oaks Blvd
Suite 100
Temple Terrace, FL 33637



Invoice Number	154012
Invoice Date	09/30/2023

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
HRG Paid Employees Reimbursement						
09/30/2023	Payroll Reimburse - Payroll Reimbursement	1.00	\$0.00	\$7,652.89	\$0.00	\$7,652.89
09/30/2023	Reimburse Payroll Taxes & Admin Fees - Reimb Pyrl Txs & Adm	1.00	\$0.00	\$2,326.11	\$0.00	\$2,326.11
09/30/2023	Payroll and Staffing Management	1.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
HRG Paid Employees Reimbursement Total				\$12,979.00	\$0.00	\$12,979.00
LNC - LEN Cypress Mill LLC Total				\$12,979.00	\$0.00	\$12,979.00

CYPRESS MILL CDD

MEETING DATE: October 12, 2023

DMS: 612

JR 101223

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
Elissa Martin	/	Salary Accepted	\$200
Jason Robare	/	Salary Accepted	\$200
Anthony Seabrook	/	Salary Accepted	\$200
Lori Campagna		Salary Accepted	\$200

CYPRESS MILL CDD
MEETING DATE: October 12, 2023

KE 101223

DMS: GZ

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
Elissa Martin	/	Salary Accepted	\$200
Jason Robare	/	Salary Accepted	\$200
Anthony Seabrook	/	Salary Accepted	\$200
Lori Campagna		Salary Accepted	\$200



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

Statement Date: October 06, 2023

Amount Due: \$35.01

Due Date: October 27, 2023

Account #: 211029203471

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due	\$324.20
Payment(s) Received Since Last Statement	-\$323.25
Miscellaneous Credits	-\$0.95
Current Month's Charges	\$35.01

Amount Due by October 27, 2023 \$35.01

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



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

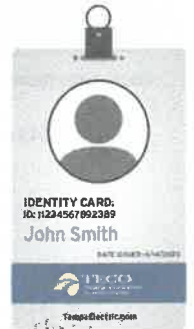


Scan here to view your account online.

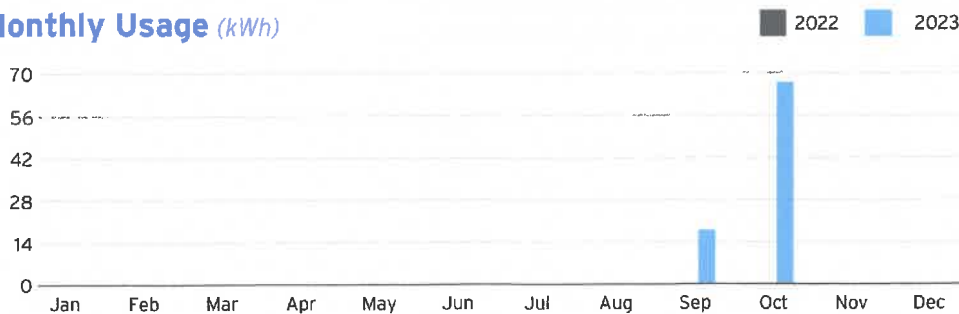
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 211029203471

Due Date: October 27, 2023

Amount Due: \$35.01

Payment Amount: \$ _____

666198711276

Your account will be drafted on October 27, 2023



Pay your bill online at TampaElectric.com

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

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

Received

OCT 11 2023

00003775 FTECO110062323285710 00000 03 01000000 18139 002
CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211029203471
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Meter Read

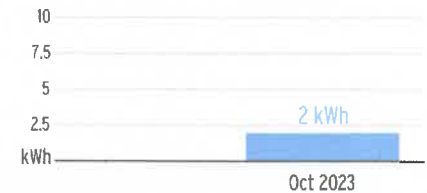
Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000851313	10/02/2023	85	18	67 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	67 kWh @ \$0.07990/kWh	\$5.35
Fuel Charge	67 kWh @ \$0.05239/kWh	\$3.51
Storm Protection Charge	67 kWh @ \$0.00400/kWh	\$0.27
Clean Energy Transition Mechanism	67 kWh @ \$0.00427/kWh	\$0.29
Storm Surcharge	67 kWh @ \$0.01061/kWh	\$0.71
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.01

Total Current Month's Charges

\$35.01

Miscellaneous Credits

Sales Tax Credit	-\$0.95
Total Current Month's Credits	-\$0.95

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

Ways To Pay Your Bill

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

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



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

Statement Date: October 05, 2023

Amount Due: \$11,072.38

Due Date: October 19, 2023

Account #: 321000025825

DO NOT PAY. Your account will be drafted on October 19, 2023

Your Locations With The Highest Usage



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

2,412
KWH



7215 CAMP ISLAND
AVE, WELL, SUN CITY
CENTER, FL 33573

2,240
KWH



Scan here to interact
with your bill online.



DOWNED IS DANGEROUS!

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

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

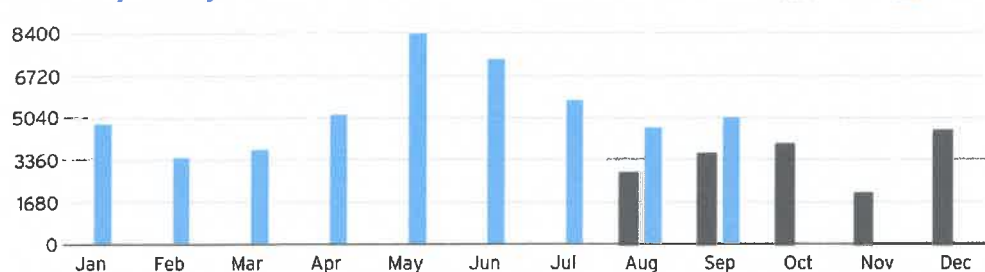
Account Summary

Previous Amount Due	\$11,015.94
Payment(s) Received Since Last Statement	-\$11,017.12
Credit Balance After Payments and Credits	-\$1.18
Current Month's Charges	\$11,073.56

Amount Due by October 19, 2023 \$11,072.38

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

Monthly Usage (kWh)



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

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



Received

OCT 11 2023

Account #: 321000025825

Due Date: October 19, 2023



Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)

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

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

Amount Due: \$11,072.38

Payment Amount: \$ _____

700125003169

Your account will be
drafted on October 19, 2023

CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

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

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

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 211017895700

Amount: \$3,789.60

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

Sub-Account Number: 211018054091

Amount: \$1,125.62


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

Sub-Account Number: 211020388099

Amount: \$1,644.49


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

Sub-Account Number: 211022240322

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000842803	09/05/2023	15,341		15,029		312 kWh	1	33 Days	\$79.99
									 33.9%

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

Sub-Account Number: 221006350658

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000506134	08/31/2023	62,631		60,391		2,240 kWh	1	30 Days	\$370.38
									 28.1%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 221006361218

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000578684	08/31/2023	47,941		45,529		2,412 kWh	1	30 Days	\$397.05
								▲	1.9%

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

Sub-Account Number: 221007463708

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000843927	09/05/2023	2,344		2,278		66 kWh	1	33 Days	\$38.62
								▲	13.8%

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

Sub-Account Number: 221007640941

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000836071	08/31/2023	0		0		0 kWh	1	30 Days	\$25.03

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

Sub-Account Number: 221007706890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000676801	08/31/2023	0		0		0 kWh	1	30 Days	\$25.03

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

Sub-Account Number: 221007832001

Amount: \$794.22

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

Sub-Account Number: 221008279970

Amount: \$2,758.50

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

Sub-Account Number: 221008607857

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861712	08/31/2023	0		0		0 kWh	1	30 Days	\$25.03

Total Current Month's Charges

\$11,073.56



Sub-Account #: 211017895700
Statement Date: 10/02/2023

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

Service Period: 08/04/2023 - 09/05/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1468 kWh @ \$0.03511/kWh	\$51.54
Fixture & Maintenance Charge	76 Fixtures	\$1253.55
Lighting Pole / Wire	76 Poles	\$2112.04
Lighting Fuel Charge	1468 kWh @ \$0.05169/kWh	\$75.88
Storm Protection Charge	1468 kWh @ \$0.01466/kWh	\$21.52
Clean Energy Transition Mechanism	1468 kWh @ \$0.00036/kWh	\$0.53
Storm Surcharge	1468 kWh @ \$0.00326/kWh	\$4.79
Florida Gross Receipt Tax		\$3.96
State Tax		\$265.79

Lighting Charges **\$3,789.60**

Current Month's Electric Charges

\$3,789.60

Billing information continues on next page →



Sub-Account #: 211018054091

Statement Date: 10/02/2023

Service Address: CYPRESS MILLER CREEK PH 1C1, LIGHTS, RUSKIN, FL 33573**Service Period:** 08/02/2023 - 08/31/2023**Rate Schedule:** Lighting Service**Charge Details****Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 30 days**

Lighting Energy Charge	480 kWh @ \$0.03511/kWh	\$16.85
Fixture & Maintenance Charge	8 Fixtures	\$135.68
Lighting Pole / Wire	8 Poles	\$257.84
Lighting Fuel Charge	480 kWh @ \$0.05169/kWh	\$24.81
Storm Protection Charge	480 kWh @ \$0.01466/kWh	\$7.04
Clean Energy Transition Mechanism	480 kWh @ \$0.00036/kWh	\$0.17
Storm Surcharge	480 kWh @ \$0.00326/kWh	\$1.56
Florida Gross Receipt Tax		\$1.29
State Tax		\$33.88
State Tax		\$45.26

Lighting Charges**\$524.38****Current Month's Electric Charges****\$524.38**

Billing information continues on next page →



Sub-Account #: 211018054091
Statement Date: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	247 kWh @ \$0.03511/kWh	\$8.67
Fixture & Maintenance Charge	13 Fixtures	\$212.16
Lighting Pole / Wire	13 Poles	\$361.27
Lighting Fuel Charge	247 kWh @ \$0.05169/kWh	\$12.77
Storm Protection Charge	247 kWh @ \$0.01466/kWh	\$3.62
Clean Energy Transition Mechanism	247 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	247 kWh @ \$0.00326/kWh	\$0.81
Florida Gross Receipt Tax		\$0.67
State Tax		\$0.78
State Tax		\$0.40

Lighting Charges

\$601.24

Current Month's Electric Charges

\$601.24

Billing information continues on next page →



Sub-Account #: 211020388099
Statement Date: 10/02/2023


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

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: Lighting Service



Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	589 kWh @ \$0.03511/kWh	\$20.68
Fixture & Maintenance Charge	31 Fixtures	\$505.92
Lighting Pole / Wire	31 Poles	\$861.49
Lighting Fuel Charge	589 kWh @ \$0.05169/kWh	\$30.45
Storm Protection Charge	589 kWh @ \$0.01466/kWh	\$8.63
Clean Energy Transition Mechanism	589 kWh @ \$0.00036/kWh	\$0.21
Storm Surcharge	589 kWh @ \$0.00326/kWh	\$1.92
Florida Gross Receipt Tax		\$1.59
Franchise Fee		\$93.72
Municipal Public Service Tax		\$4.04
State Tax		\$115.84
Lighting Charges		\$1,644.49

Current Month's Electric Charges	\$1,644.49
----------------------------------	------------

Billing information continues on next page →

00000030-0000325-Page 8 of 18



Sub-Account #: 211022240322
Statement Date: 10/02/2023

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

Meter Read

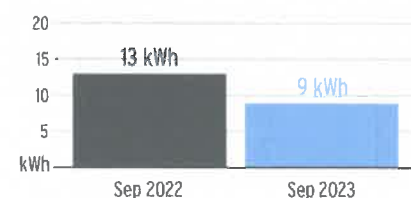
Service Period: 08/04/2023 - 09/05/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	09/05/2023	15,341		15,029		312 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	312 kWh @ \$0.07990/kWh	\$24.93
Fuel Charge	312 kWh @ \$0.05239/kWh	\$16.35
Storm Protection Charge	312 kWh @ \$0.00400/kWh	\$1.25
Clean Energy Transition Mechanism	312 kWh @ \$0.00427/kWh	\$1.33
Storm Surcharge	312 kWh @ \$0.01061/kWh	\$3.31
Florida Gross Receipt Tax		\$1.84

Electric Service Cost **\$73.76**

State Tax **\$6.23**

Total Electric Cost, Local Fees and Taxes **\$79.99**

Current Month's Electric Charges

\$79.99

Billing information continues on next page →



Sub-Account #: 221006350658
Statement Date: 10/02/2023

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

Meter Read

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	08/31/2023	62,631		60,391		2,240 kWh	1	30 Days

Charge Details



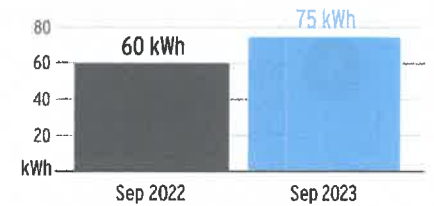
Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	2,240 kWh @ \$0.07990/kWh	\$178.98
Fuel Charge	2,240 kWh @ \$0.05239/kWh	\$117.35
Storm Protection Charge	2,240 kWh @ \$0.00400/kWh	\$8.96
Clean Energy Transition Mechanism	2,240 kWh @ \$0.00427/kWh	\$9.56
Storm Surcharge	2,240 kWh @ \$0.01061/kWh	\$23.77
Florida Gross Receipt Tax		\$9.26

Electric Service Cost

\$370.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$370.38

Billing information continues on next page →



Sub-Account #: 221006361218
Statement Date: 10/02/2023

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

Meter Read

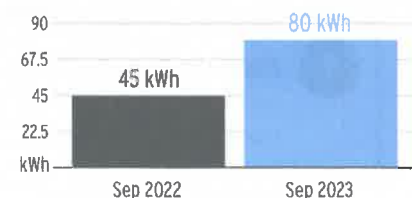
Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	08/31/2023	47,941		45,529		2,412 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	2,412 kWh @ \$0.07990/kWh	\$192.72
Fuel Charge	2,412 kWh @ \$0.05239/kWh	\$126.36
Storm Protection Charge	2,412 kWh @ \$0.00400/kWh	\$9.65
Clean Energy Transition Mechanism	2,412 kWh @ \$0.00427/kWh	\$10.30
Storm Surcharge	2,412 kWh @ \$0.01061/kWh	\$25.59
Florida Gross Receipt Tax		\$9.93

Electric Service Cost

\$397.05

Current Month's Electric Charges

\$397.05

Billing information continues on next page →



Sub-Account #: 221007463708
Statement Date: 10/02/2023

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

Meter Read

Service Period: 08/04/2023 - 09/05/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	09/05/2023	2,344		2,278		66 kWh	1	33 Days

Charge Details



Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	66 kWh @ \$0.07990/kWh	\$5.27
Fuel Charge	66 kWh @ \$0.05239/kWh	\$3.46
Storm Protection Charge	66 kWh @ \$0.00400/kWh	\$0.26
Clean Energy Transition Mechanism	66 kWh @ \$0.00427/kWh	\$0.28
Storm Surcharge	66 kWh @ \$0.01061/kWh	\$0.70
Florida Gross Receipt Tax		\$0.89
Electric Service Cost		\$35.61
State Tax		\$3.01
Total Electric Cost, Local Fees and Taxes		\$38.62

Avg kWh Used Per Day



Current Month's Electric Charges

\$38.62

Billing information continues on next page →



Sub-Account #: 221007640941
Statement Date: 10/02/2023

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

Meter Read

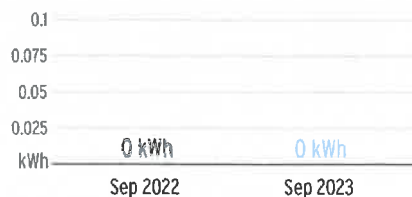
Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	08/31/2023	0		0		0 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.08
State Tax		\$1.95
Total Electric Cost, Local Fees and Taxes		\$25.03

Current Month's Electric Charges

\$25.03

Billing information continues on next page →



Sub-Account #: 221007706890
Statement Date: 10/02/2023

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

Meter Read

Service Period: 08/02/2023 - 08/31/2023

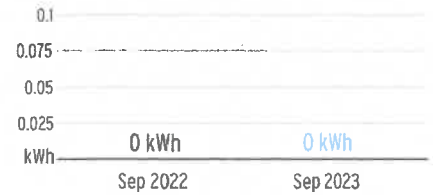
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	08/31/2023	0	0		0 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.08
State Tax		\$1.95
Total Electric Cost, Local Fees and Taxes		\$25.03

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.03

Billing information continues on next page →



Sub-Account #: 221007832001

Statement Date: 10/02/2023

Service Address: CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573**Service Period:** 08/02/2023 - 08/31/2023**Rate Schedule:** Lighting Service**Charge Details****Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 30 days**

Lighting Energy Charge	304 kWh @ \$0.03511/kWh	\$10.67
Fixture & Maintenance Charge	16 Fixtures	\$261.12
Lighting Pole / Wire	16 Poles	\$444.64
Lighting Fuel Charge	304 kWh @ \$0.05169/kWh	\$15.71
Storm Protection Charge	304 kWh @ \$0.01466/kWh	\$4.46
Clean Energy Transition Mechanism	304 kWh @ \$0.00036/kWh	\$0.11
Storm Surcharge	304 kWh @ \$0.00326/kWh	\$0.99
Florida Gross Receipt Tax		\$0.82
State Tax		\$55.70

Lighting Charges	\$794.22
-------------------------	-----------------

Current Month's Electric Charges**\$794.22**

Billing information continues on next page →



Sub-Account #: 221008279970
Statement Date: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	988 kWh @ \$0.03511/kWh	\$34.69
Fixture & Maintenance Charge	52 Fixtures	\$848.64
Lighting Pole / Wire	52 Poles	\$1445.08
Lighting Fuel Charge	988 kWh @ \$0.05169/kWh	\$51.07
Storm Protection Charge	988 kWh @ \$0.01466/kWh	\$14.48
Clean Energy Transition Mechanism	988 kWh @ \$0.00036/kWh	\$0.36
Storm Surcharge	988 kWh @ \$0.00326/kWh	\$3.22
Florida Gross Receipt Tax		\$2.66
Franchise Fee		\$157.21
Municipal Public Service Tax		\$6.78
State Tax		\$194.31

Lighting Charges **\$2,758.50**

Current Month's Electric Charges

\$2,758.50

Billing information continues on next page →



Sub-Account #: 221008607857
Statement Date: 10/02/2023

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

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

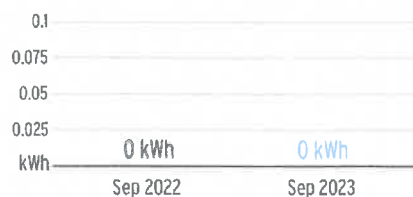
Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	08/31/2023	0		0		0 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.08
State Tax		\$1.95
Total Electric Cost, Local Fees and Taxes		\$25.03

Current Month's Electric Charges **\$25.03**

Total Current Month's Charges **\$11,073.56**



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

Statement Date: October 06, 2023

Amount Due: \$2,901.03

Due Date: October 27, 2023

Account #: 221008949291

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due	\$2,901.03
Payment(s) Received Since Last Statement	-\$2,901.03
Current Month's Charges	\$2,901.03

Amount Due by October 27, 2023 \$2,901.03

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

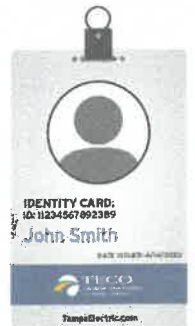


Scan here to view
your account online.

SAFETY TIP:

Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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



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

Received

OCT 11 2023

Account #: 221008949291

Due Date: October 27, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,901.03

Payment Amount: \$ _____

641507502363

Your account will be
drafted on October 27, 2023

00003778 FTECO110062323285710 00000 03 01000000 18142 002
CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 221008949291
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

Don't get "tricked" by scammers.
October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$2698.63
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
State Tax	\$202.40

Lighting Charges **\$2,901.03**

Total Current Month's Charges

\$2,901.03

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Cypress Mill CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3019	10/26/2023	\$1,500.00	11/09/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00



INVOICE

Customer	Cypress Mill Community Development District
Acct #	891
Date	09/25/2023
Customer Service	Charisse Bitner
Page	1 of 1

Cypress Mill Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 12,391.00
Payment Amount	
Payment for:	Invoice#20178
100123391	

Thank You

Please detach and return with payment



Customer: Cypress Mill Community Development District

Invoice	Effective	Transaction	Description	Amount
20178	10/01/2023	Renew policy	Policy #100123391 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2023	12,391.00

Total

\$ 12,391.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

Date

09/25/2023

Florida Department of Economic Opportunity, Special District Accountability Program**Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89275
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

000449

Cypress Mill Community Development District

Mr. Brian Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607

**Received**

OCT 05 2023

2. Telephone: 813-397-5120 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.cypressmillcdd.com
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 06/13/2018
11. Creation Document on File: 06/13/2018
12. Date Established: 06/13/2018
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 18-14
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date: 10/30/23**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.**STEP 5:** Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



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

Invoice

Date	Invoice #
9/29/2023	SM-10142

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

Bill To
Cypress Mills CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101

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
1	During our monthly inspection for all 3 controllers our tech found a few repairs. Clock 1 Main Entrance: Inspection completed, located (1) Broken pop up spray on zone 2, rearrange micro sprays on annuals for coverage, straighten (3) Heads on zone's 6 & 26. (2) Bubblers on zone 9. Adjusted spray patterns on multiple zone's for proper coverage to cover turf and not spray the road/sidewalk. Clock 2 Ozello Trail: Inspection Completed, Located broken poly (funny) pipe zone 23 at bed near Salt River next to 7102. Adjust spray pattern on multiple zone's and clear heads on 7 zone's. Everything is working properly. Clock 3 Amenity Center: (Commons Zones Only) I am getting an overcurrent on ADM starting at zone 19. zone 19 wasn't activating so upon troubleshooting diagnosed solenoid issue existing one was shorted out. Replaced solenoid, after testing zone located a broken pop up spray on the island and made the repair and zone is fully operational again. No other issue s on system everything is working properly again.			0.00	9/28/2023	0.00

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

Total
Payments/Credits
Balance Due



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
9/29/2023	SM-10142

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

Bill To
Cypress Mills CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101

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
	Irrigation Parts (1) Rainbird Solenoid (2) Pro-Trade waterproof wire nuts (1) 6" Pop up spray (1) Standard nozzle (2) Bubbler's (1) Spiral Barb Coupling		140.77		140.77
2.5	Irrigation Labor		85.00		212.50

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	\$353.27
Payments/Credits	\$0.00
Balance Due	\$353.27

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Cypress Mill Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

October 13, 2023

Client: 001503

Matter: 000001

Invoice #: 23708

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/13/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.3	\$106.50
9/14/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	1.1	\$390.50
Total Professional Services			1.4	\$497.00
Total Services			\$497.00	
Total Disbursements			\$0.00	
Total Current Charges				\$497.00
Previous Balance				\$2,021.50
Less Payments				(\$2,021.50)
PAY THIS AMOUNT				\$497.00

Please Include Invoice Number on all Correspondence

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 331023

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		
Install 3 x 48" wreaths with lights and bows on red post (outside/ inside both signs)		
Install clear, warm white mini lights in 10 Palm trees in surrounding \entrance sign		
Clubhouse		
Install warm white, LED mini lights in 5 palms on the front side of clubhouse		1,500.00
Maintenance throughout holiday season		
TOTAL		\$6,500.00
Requires 50% Deposit		\$3,250.00
AMOUNT DUE		\$3,250.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Remaining balance of project due upon receipt of invoice after installation.

* **MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

10/24/2023
DATE



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

Invoice

Date	Invoice #
10/16/2023	SM-10202

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

Bill To
Cypress Mills CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101

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
	SM-E-2180			Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Service @ Cypress Mills CDD Mowed the greenspace between Cypress Mill and the adjacent community on the North side of the community. Greenspace borders the back of homeowner properties along King Creek Dr.		0.00		0.00
1	Equipment Rental - Walk Behind Bush Hog - Per Day		350.00		350.00
60	Labor - Per Man Hour		55.00		3,300.00

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

Total	\$3,650.00
Payments/Credits	\$0.00
Balance Due	\$3,650.00

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2020		SERIES 2023		SERIES 2018		SERIES 2020		SERIES 2023		GENERAL		GENERAL		TOTAL			
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS	FIXED ASSETS FUND	LONG-TERM DEBT FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	LONG-TERM DEBT FUND	LONG-TERM DEBT FUND					
ASSETS																				
Cash - Operating Account	\$	101,666	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	101,666		
Accounts Receivable - Other		14,230		-		-		-		-		-		-		-		14,230		
Due From Developer		8,498		-		-		-		-		-		-		-		8,498		
Due From Other Funds		-		8,909		-		1,271		98		589,919		-		-		600,197		
Investments:																				
Acquisition & Construction Account		-		-		-		-		-		18,365		-		-		18,365		
Construction Fund		-		-		-		-		-		251,510		-		-		251,510		
Cost of Issuance Fund		-		-		-		-		-		25,696		-		-		25,696		
Interest Account		-		25		-		65,885		-		-		-		-		65,910		
Operations & Maintenance A-1		-		-		-		-		-		151,811		-		-		151,811		
Prepayment Account		-		99		-		5,918		-		-		-		-		6,017		
Reserve Fund		-		138,969		-		258,250		-		-		-		-		607,844		
Revenue Fund		-		410,104		-		281,298		-		-		-		-		691,800		
Sinking fund		-		14		-		-		-		-		-		-		14		
Deposits		8,378		-		-		-		-		-		-		-		8,378		
Fixed Assets																				
Construction Work In Process		-		-		-		-		-		-		16,066,939		-		16,066,939		
Amount Avail In Debt Services		-		-		-		-		-		-		-		730,440		730,440		
Amount To Be Provided		-		-		-		-		-		-		-		22,929,560		22,929,560		
TOTAL ASSETS	\$	132,772	\$	558,120	\$	545,466	\$	278,179	\$	98	\$	589,919	\$	447,382	\$	16,066,939	\$	23,660,000	\$	42,278,875

LIABILITIES

Accounts Payable	\$ 28,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,659
Accounts Payable - Other	12,846	-	-	-	-	-	-	-	-	12,846
Deposits	76	-	-	-	-	-	-	-	-	76
Deferred Revenue	8,498	-	-	-	-	-	-	-	-	8,498
Bonds Payable	-	-	-	-	-	-	-	-	17,080,000	17,080,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	6,580,000	6,580,000
Due To Other Funds	15,639	-	583,287	-	-	-	1,271	-	-	600,197
TOTAL LIABILITIES	65,718	-	583,287	-	-	-	1,271	-	23,660,000	24,310,276

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

		SERIES 2018	SERIES 2020	SERIES 2023	SERIES 2018	SERIES 2020	SERIES 2023			
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECT FUNDS	FIXED ASSETS	LONG-TERM	TOTAL
									DEBT FUND	
<u>FUND BALANCES</u>										
Restricted for:										
Debt Service	-	558,120	-	278,179	-	-	-	-	-	836,299
Capital Projects	-	-	-	-	98	589,919	446,111	-	-	1,036,128
Unassigned:	67,054	-	(37,821)	-	-	-	-	16,066,939	-	16,096,172
TOTAL FUND BALANCES	67,054	558,120	(37,821)	278,179	98	589,919	446,111	16,066,939	-	17,968,599
TOTAL LIABILITIES & FUND BALANCES	\$ 132,772	\$ 558,120	\$ 545,466	\$ 278,179	\$ 98	\$ 589,919	\$ 447,382	\$ 16,066,939	\$ 23,660,000	\$ 42,278,875

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 955,613	\$ -	\$ (955,613)	0.00%
TOTAL REVENUES	955,613	-	(955,613)	0.00%

EXPENDITURES

Administration

Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Trustee Fees	12,300	4,041	8,259	32.85%
Disclosure Report	12,600	700	11,900	5.56%
District Counsel	7,500	-	7,500	0.00%
District Engineer	5,000	-	5,000	0.00%
District Manager	41,200	3,333	37,867	8.09%
Accounting Services	9,270	563	8,707	6.07%
Auditing Services	8,100	-	8,100	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	2,500	10	2,490	0.40%
Public Officials Insurance	3,458	2,788	670	80.62%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	300	-	300	0.00%
Website Hosting	618	-	618	0.00%
Website Administration	1,854	150	1,704	8.09%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	575	1,202	(627)	209.04%
Total Administration	120,975	15,087	105,888	12.47%

Utility Services

Utility - Electric	135,200	14,008	121,192	10.36%
Electricity-Office Bldg	20,000	-	20,000	0.00%
Total Utility Services	155,200	14,008	141,192	9.03%

Water-Sewer Comb Services

Utility - Water	7,000	-	7,000	0.00%
Total Water-Sewer Comb Services	7,000	-	7,000	0.00%

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	13,419	1,065	12,354	7.94%
Insurance -Property & Casualty	13,800	9,603	4,197	69.59%
R&M-Mulch	52,000	-	52,000	0.00%
Landscape Maintenance	215,000	19,971	195,029	9.29%
R&M-Hardscape Cleaning	7,500	-	7,500	0.00%
Plant Replacement Program	25,000	-	25,000	0.00%
Landscape- Storm Clean Up & Tree Removal	2,500	-	2,500	0.00%
Miscellaneous Maintenance	7,500	145	7,355	1.93%
Irrigation Maintenance	20,000	-	20,000	0.00%
Total Other Physical Environment	356,719	30,784	325,935	8.63%
<u>Maintenance: Other</u>				
Payroll - Amenities	77,200	13,051	64,149	16.91%
Payroll Taxes	34,716	-	34,716	0.00%
Fire Alarm Monitoring	1,000	-	1,000	0.00%
Management Services	39,603	-	39,603	0.00%
Pest Control	1,000	-	1,000	0.00%
Contracts-Security Camera	12,000	-	12,000	0.00%
Contracts-Pools	20,000	-	20,000	0.00%
Janitorial Services	20,000	1,810	18,190	9.05%
R&M-General	4,000	-	4,000	0.00%
R&M-Court Maintenance	2,500	-	2,500	0.00%
R&M-Gate	1,500	-	1,500	0.00%
R&M-Pools	2,000	-	2,000	0.00%
R&M-Fitness Equipment	3,000	-	3,000	0.00%
R&M-Pressure Washing	2,600	-	2,600	0.00%
Facility A/C & Heating Maintenance & Repair	2,000	-	2,000	0.00%
Lighting Repairs & Maintenance	1,000	-	1,000	0.00%
R&M-Security Cameras	1,000	-	1,000	0.00%
Trash Services	2,000	-	2,000	0.00%
Landscape Miscellaneous	3,500	-	3,500	0.00%
Building Maintenance & Repairs	4,500	-	4,500	0.00%
Misc-Access Cards	2,100	-	2,100	0.00%
Holiday Decoration	10,000	3,250	6,750	32.50%
Special Events	2,500	-	2,500	0.00%
Cleaning Supplies	1,000	-	1,000	0.00%
Furniture	3,000	-	3,000	0.00%
Capital Reserve	50,000	-	50,000	0.00%
Total Maintenance: Other	303,719	18,111	285,608	5.96%

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Total Road and Street Facilities	<u>2,000</u>	<u>-</u>	<u>2,000</u>	<u>0.00%</u>
<u>Parks and Recreation</u>				
Park Facility Management	10,000	222	9,778	2.22%
Total Parks and Recreation	<u>10,000</u>	<u>222</u>	<u>9,778</u>	<u>2.22%</u>
TOTAL EXPENDITURES	955,613	78,212	877,401	8.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(78,212)	(78,212)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		145,266		
FUND BALANCE, ENDING		<u>\$ 67,054</u>		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,152	\$ 2,152	0.00%
Special Assmnts- Tax Collector	553,875	-	(553,875)	0.00%
TOTAL REVENUES	553,875	2,152	(551,723)	0.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	170,000	-	170,000	0.00%
Interest Expense	383,875	-	383,875	0.00%
Total Debt Service	553,875	-	553,875	0.00%
TOTAL EXPENDITURES	553,875	-	553,875	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,152	2,152	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		555,968		
FUND BALANCE, ENDING		\$ 558,120		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2020 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,242	\$ 3,242	0.00%
Special Assmnts- Tax Collector	516,009	-	(516,009)	0.00%
TOTAL REVENUES	516,009	3,242	(512,767)	0.63%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	195,000	-	195,000	0.00%
Interest Expense	321,009	-	321,009	0.00%
Total Debt Service	516,009	-	516,009	0.00%
TOTAL EXPENDITURES	516,009	-	516,009	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,242	3,242	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(41,063)		
FUND BALANCE, ENDING		\$ (37,821)		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2023 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,669	\$ 1,669	0.00%
TOTAL REVENUES	-	1,669	1,669	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,669	1,669	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		276,510		
FUND BALANCE, ENDING		\$ 278,179		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		98		
FUND BALANCE, ENDING		<u>\$ 98</u>		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2020 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		589,919		
FUND BALANCE, ENDING		<u>\$ 589,919</u>		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2023 Capital Project Funds (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,317	\$ 6,317	0.00%
TOTAL REVENUES	-	6,317	6,317	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,317	6,317	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		439,794		
FUND BALANCE, ENDING		\$ 446,111		

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		16,066,939		
FUND BALANCE, ENDING		<u>\$ 16,066,939</u>		

CYPRESS MILL CDD

Bank Reconciliation

Bank Account No. 8876 TRUIST - GF Operating
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	101,665.62	Statement Balance	101,865.62
G/L Balance	101,665.62	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	101,865.62
Subtotal	101,665.62	Outstanding Checks	200.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	101,665.62	Ending Balance	101,665.62
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/14/2023	Payment	1616	INFRAMARK LLC	4,745.83	4,745.83	0.00
9/21/2023	Payment	1627	SECTOR 4 SECURITY	3,504.21	3,504.21	0.00
9/28/2023	Payment	1629	INFRAMARK LLC	35.06	35.06	0.00
9/28/2023	Payment	1630	JNJ CLEANING SERVICES	105.00	105.00	0.00
9/28/2023	Payment	1632	TIMES PUBLISHING COMPANY	514.00	514.00	0.00
10/5/2023	Payment	1633	REPCO L&O PEST CONTROL	120.00	120.00	0.00
10/5/2023	Payment	1634	STEADFAST CONTRACTORS ALLIANCE	353.27	353.27	0.00
10/12/2023	Payment	1635	HOMERIVER GROUP	13,200.50	13,200.50	0.00
10/12/2023	Payment	1636	JNJ CLEANING SERVICES	1,810.00	1,810.00	0.00
10/12/2023	Payment	1637	SITEX AQUATICS LLC	1,065.00	1,065.00	0.00
10/12/2023	Payment	1638	STEADFAST CONTRACTORS ALLIANCE	16,321.00	16,321.00	0.00
10/23/2023	Payment	1639	EGIS INSURANCE	12,391.00	12,391.00	0.00
10/23/2023	Payment	1640	ELISSA MARTIN	200.00	200.00	0.00
10/23/2023	Payment	1642	JASON ROBARE	200.00	200.00	0.00
10/23/2023	Payment	1643	KELLY ANN EVANS	200.00	200.00	0.00
10/23/2023	Payment	1644	STRALEY ROBIN VERICKER	497.00	497.00	0.00
10/23/2023	Payment	DD125	Payment of Invoice 000663	11,072.38	11,072.38	0.00
10/30/2023	Payment	DD126	Payment of Invoice 000662	35.01	35.01	0.00
10/30/2023	Payment	DD127	Payment of Invoice 000664	2,901.03	2,901.03	0.00
Total Checks				69,270.29	69,270.29	0.00
Deposits						
10/31/2023		JE000322	FY23 Excess Fees	G/L Ac 13,868.13	13,868.13	0.00
Total Deposits				13,868.13	13,868.13	0.00
Outstanding Checks						
10/23/2023	Payment	1641	HAROLD ANTHONY SEABROOK	200.00	0.00	200.00
Total Outstanding Checks.....				200.00		200.00