

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 14, 2021**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, OCTOBER 14, 2021

9:15 A.M.

The offices of Meritus

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

District Board of Supervisors	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Ben Gainer
	Supervisor	Becky Wilson
	Supervisor	Lori Campagna
District Manager	Meritus	Gene Roberts
District Attorney	Straley Robin Vericker	John Vericker
		Dana C Collier
District Engineer	Clearview Land Design	Chris O’Kelley

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

The regular meeting will begin at **9:15 am** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

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

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

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

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

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

October 14, 2021

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Regular of Cypress Mill Community Development District will be held on **October 14, 2021 at 9:15 a.m. at the offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITMES**
 - A. Consideration of Supervisors Compensation
 - B. Consideration of Steadfast Addendum Landscape AgreementTab 01
 - C. Discussion on Mulch ProposalTab 02
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting August 12, 2021 Tab 03
 - B. Consideration of Minutes of the Continued Regular Meeting August 19, 2021 Tab 04
 - C. Consideration of Operation and Maintenance Expenditures July 2021 Tab 05
 - D. Consideration of Operation and Maintenance Expenditures August 2021..... Tab 06
- 5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING AUGUST 30, 2021.....Tab 07**
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 08
 - i. Community Inspection Report
 - ii. Steadfast Daily Logs
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. PUBLIC COMMENTS**
- 9. ADJOURNMENT**

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

Sincerely,
Gene Roberts
District Manager

Addendum to the Landscape Maintenance Agreement

This Addendum to the Landscape Maintenance Agreement (this “**Addendum**”), is made and entered into as of _____, 2021, by and between the **Cypress Mill Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose mailing address is 2005 Pan Am Circle #300, Tampa, Florida 33607 (the “**District**”), and **Steadfast Maintenance Contractors Alliance, LLC**, a Florida limited liability company, whose mailing address is 30435 Commerce Drive, Unit 102, San Antonio, Florida 33576 (“**Contractor**”).

Recitals

WHEREAS, the District and the Contractor entered into the Landscape Maintenance Agreement effective May 1, 2021 (the “**Agreement**”); and

WHEREAS, the District and the Contractor desire to add additional areas and services to the Work and to update the compensation accordingly; and

WHEREAS, the District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. The additional areas and services to be provided by the Contractor are specified in **Exhibit A** attached hereto.
2. As compensation for all work included in the Original Agreement and this Addendum, the District agrees to pay Contractor an additional amount of \$1,845.00 per month.
3. To the extent that any provisions of the Original Agreement or this Addendum conflict with the provisions in the exhibit, the provisions in the Original Agreement and this Addendum shall control over provisions in the exhibit.
4. Except as hereby modified, the terms and conditions of the Original Agreement, as modified by this Addendum, are hereby ratified and confirmed.

[signature page to follow]

IN WITNESS WHEREOF the undersigned have executed this Addendum effective as of the date written above.

Steadfast Maintenance Contractors Alliance,
LLC, a Florida limited liability company

Cypress Mill
Community Development District

Name: _____
Title: _____

Chair of the Board of Supervisors



Exhibit A

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Landscape Maintenance Addendum

Cypress Mills CDD
Addendum # 1

August 2, 2021

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

Attn: Gene Roberts

This First Addendum to the Agreement Between Cypress Mills CDD and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast for Landscape and Irrigation Maintenance Services (this "First Addendum"), is made and entered into as of August 2, 2021.

Additional Service areas being added:

Passive Parks

Service	Price per Month	Price Per Year
General Maintenance Services	\$1,400.00	\$16,800.00
Water Management	\$120.00	\$1,440.00
Fertilization Plan	\$325.00	\$3,900.00
Total	\$1,845.00	\$22,140.00

New Pond Bank

Service	Price per Month	Price Per Year
General Maintenance Services	\$360.00	\$4,320.00
Total	\$360.00	\$4,320.00

Service Area Being Added To Contract





New Monthly Contract Rates

Service	Price per Month	Price Per Year
General Maintenance Services	\$11,840.00	\$142,080.00
Water Management	\$820.00	\$9,840.00
Fertilization Plan	\$1,070.00	\$12,840.00
Total	\$13,370.00	\$160,440.00

Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, here after referred to as Landscaper, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Landscape Maintenance Program

- Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance at least 41 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
- Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
- Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing. A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible to power edger.
- Pruning:** All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 12 times per calendar year to ensure the following:
 - Maintain all sidewalks to eliminate any overhanging branches of or foliage, which obstructs and hinders pedestrian or motor traffic.



- b. Retain the individual plant's natural form and to prune to eliminate branches, which are rubbing against walls and roofs.
 - c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
 - d. Ground covers and vines maintain a neat, uniform appearance.
5. **Pest Control and Fertilization: Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year.** Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
6. **Irrigation:**
- a. Water Management / Irrigation System Initial Inspection: At the commencement of the contract, the contractor will perform a complete evaluation of the system. Contractor will provide the Owner with a summary of each clock and zone operation. Contractor will submit recommendations for all the necessary repairs and improvements to the system with an itemized cost for completing the proposed work.
 - b. Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to insure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
7. **Weeding:** Weeds will be removed from all plant, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (12 times per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
8. **Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.

Compensation

Contractor agrees to provide all the above services for the fees stated above in the summary. An invoice will be delivered by the third week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a sixty (60) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1



1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.


By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2021.

Cypress Mill Community Development District

Steadfast

Signature of Representative



Signature of Owner or Agent

Title

Division Manager

Title

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

August 12, 2021 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, August 12, 2021 at 9:30 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Monica Alvarez called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, August 12, 2021 at 9:30 a.m.**

Staff Members Present:

Monica Alvarez District Manager, Meritus

There were no audience members in attendance.

Ms. Alvarez stated that the meeting will be continued to August 19, 2021 at 9:30 a.m. at the same location.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. CONSENT AGENDA

A. Consideration of Minutes of the Public Hearing and Regular Meeting July 8, 2021

B. Consideration of Operations and Maintenance Expenditures June 2021

C. Review of Financial Statements Month Ending June 30, 2021

4. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Community Inspection Report

ii. Steadfast Daily Logs

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

6. PUBLIC COMMENTS

7. ADJOURNMENT/CONTINUATION

The meeting was continued to August 19, 2021 at 9:30 a.m. at the same location.

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:
☐ **Secretary**
☐ **Assistant Secretary**

Signature

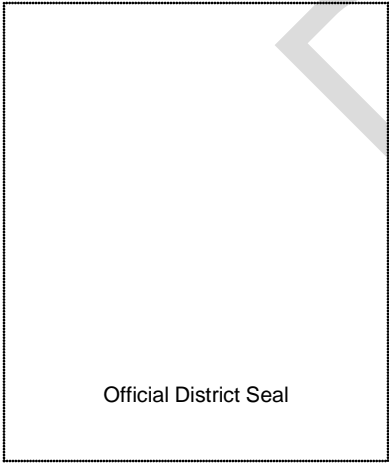
Printed Name

Title:
☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date



**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

August 19, 2021 Minutes of Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, August 19, 2021 at 9:30 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Continued Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, August 19, 2021 at 9:30 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Lori Campagna	Supervisor
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Gene Roberts	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via teleconference</i>

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing and Regular Meeting July 8, 2021**
- B. Consideration of Operations and Maintenance Expenditures June 2021**
- C. Review of Financial Statements Month Ending June 30, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Wilson
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
3/0 - Motion Passed Unanimously

4. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

There was nothing additional to report from Counsel or the Engineer at this time.

C. District Manager

i. Community Inspection Report

ii. Steadfast Daily Logs

The Board reviewed the community inspection reports. Mr. Roberts gave Supervisor Evans the landscape maintenance addendum for Steadfast to add the new pocket parks.

MOTION TO: Approve the addendum.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Campagna
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
3/0 - Motion Passed Unanimously

Staff will have District Counsel review the addendum.

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests.

6. PUBLIC COMMENTS

There were no public comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

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

Title:

☐ **Chairman**
☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10668	\$ 3,873.34		Management Services - July
Sitex Aquatics	5052B	1,065.00		Lake Maintenance - July
Steadfast	SM 5031	11,525.00		Landscape Maintenance - July
Monthly Contract Sub-Total		\$ 16,463.34		

Variable Contract				
Straley Robin Vericker	19969	\$ 419.50		Professional Services - General - thru 06/15/21
Variable Contract Sub-Total		\$ 419.50		

Utilities				
Tampa Electric	211017895700 070921	\$ 2,685.56		Electric Service - thru 07/02/21
Tampa Electric	211018054091 070721	796.46		Electric Service - thru 06/30/21
Tampa Electric	211020388099 070721	1,166.12		Electric Service - thru 06/30/21
Tampa Electric	211022240322 070921	84.99		Electric Service - thru 07/02/21
Tampa Electric	221006350658 070721	225.57		Electric Service - thru 06/30/21
Tampa Electric	221006361218 070721	111.31		Electric Service - thru 06/30/21
Tampa Electric	221007463708 070921	30.11		Electric Service - thru 07/02/21
Tampa Electric	221007640941 070721	18.52		Electric Service - thru 06/30/21
Tampa Electric	221007706890 070721	18.52		Electric Service - thru 07/02/21
Tampa Electric	221007832001 070721	563.65		Electric Service - thru 06/30/21
Tampa Electric	221008279970 070721	100.97	\$ 5,801.78	Electric Service - thru 06/30/21
Utilities Sub-Total		\$ 5,801.78		

Regular Services				
Regular Services Sub-Total		\$ 0.00		

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Steadfast	SM 5064	\$ 400.00		Irrigation Repairs - 06/30/21
Steadfast	SM 5088	4,950.00		Irrigation Inspection - 06/30/21
Steadfast	SM 5103	625.00		Post Storm Clean Up - 07/08/21
Steadfast	SM 5100	225.00	\$ 6,200.00	Irrigation Service - 07/14/21
Additional Services Sub-Total		\$ 6,200.00		
TOTAL:		\$ 28,884.62		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10668

DATE: 07/01/2021

DUE DATE: 07/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services July		3,333.33
	Accounting Services		375.00
	Website Administration		150.00
	Postage May		11.11
26	Copies BW May	0.15	3.90
SUBTOTAL			3,873.34
NEW CHARGES			
TOTAL			3,873.34





Invoice

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

Date	Invoice #
7/1/2021	5052B

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 11 Waterways	1,065.00	1,065.00
<p style="text-align: center;">53900-4307 62</p> <div style="border: 1px solid black; padding: 10px; margin: 20px auto; width: 60%;"> <p>Please note that our remittance address has changed. Our new remittance address is:</p> <p style="text-align: center;">7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</p> </div>			
		Balance Due	\$1,065.00



Steadfast Contractors Alliance, LLC

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

844-347-0702 | office@steadfastalliance.com

Invoice

Date	Invoice #
7/1/2021	SM-5031

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
					SM1039 Cypress Mills CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
	Landscape Maintenance for the month of July 2021	11,525.00	7/15/2021	11,525.00	
<p style="text-align: center;">53900 4604 62</p>					

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.

Project Total Balance \$34,575.00 **Customer Total Balance** \$34,575.00

Total	\$11,525.00
Payments/Credits	\$0.00
Balance Due	\$11,525.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Cypress Mill Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

June 29, 2021

Client: 001503

Matter: 000001

Invoice #: 19969

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
6/9/2021	LB	REVIEW PROPOSED BUDGET; PREPARE DRAFT RESOLUTION ADOPTING FY 2021/2022 BUDGET AND DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS FOR FY 2021/2022 BUDGET.	1.0	
6/11/2021	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.7	
6/11/2021	LB	FINALIZE RESOLUTION ADOPTING FY 2021/2022 BUDGET AND RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS FOR FY 2021/2022 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING RESOLUTIONS.	0.2	
Total Professional Services			1.9	\$419.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.7	\$227.50
LB	Lynn Butler	1.2	\$192.00

51400-3017

June 29, 2021

Client: 001503

Matter: 000001

Invoice #: 19969

Page: 2

Total Services	\$419.50	
Total Disbursements	\$0.00	
Total Current Charges		\$419.50

PAY THIS AMOUNT

\$419.50

Please Include Invoice Number on all Correspondence

Statement Date: 07/09/2021

Account: 211017895700

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



Current month's charges:	\$2,685.56
Total amount due:	\$2,685.56
Payment Due By:	07/30/2021

Your Account Summary

Previous Amount Due	\$2,685.56
Payment(s) Received Since Last Statement	-\$2,685.56
Current Month's Charges	\$2,685.56
Total Amount Due	\$2,685.56



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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,685.56
Total amount due:	\$2,685.56
Payment Due By:	07/30/2021

Amount Enclosed \$

677309390621

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

Received
JUL 14 2021

Account: 211017895700
Statement Date: 07/09/2021
Current month's charges due 07/30/2021



Details of Charges – Service from 06/04/2021 to 07/02/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1468 kWh @ \$0.02712/kWh	\$39.81
Fixture & Maintenance Charge	76 Fixtures	\$955.90
Lighting Pole / Wire	76 Poles	\$1636.28
Lighting Fuel Charge	1468 kWh @ \$0.03136/kWh	\$46.04
Storm Protection Charge	1468 kWh @ \$0.00354/kWh	\$5.20
Florida Gross Receipt Tax		\$2.33

Lighting Charges **\$2,685.56**

Total Current Month's Charges **\$2,685.56**

00000416-0004056- Page 5 of 26

Important Messages

Important rate information for lighting customers

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Statement Date: 07/07/2021

Account: 211018054091

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



Current month's charges:	\$796.46
Total amount due:	\$796.46
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$796.46
Payment(s) Received Since Last Statement	-\$796.46
Current Month's Charges	\$796.46
Total Amount Due	\$796.46



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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$796.46
Total amount due:	\$796.46
Payment Due By:	07/28/2021

Amount Enclosed \$

684716776474

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

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

Account: 211018054091
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	512 kWh @ \$0.02712/kWh	\$13.89
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.03136/kWh	\$16.06
Storm Protection Charge	512 kWh @ \$0.00354/kWh	\$1.81
Florida Gross Receipt Tax		\$0.81

Lighting Charges

\$338.49

Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.02712/kWh	\$6.70
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.03136/kWh	\$7.75
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39

Lighting Charges

\$457.97

Total Current Month's Charges

\$796.46

Important Messages

Important rate information for lighting customers

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Statement Date: 07/07/2021

Account: 211020388099

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

Current month's charges:	\$1,166.12
Total amount due:	\$1,166.12
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$1,166.12
Payment(s) Received Since Last Statement	-\$1,166.12
Current Month's Charges	\$1,166.12
Total Amount Due	\$1,166.12



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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,166.12
Total amount due:	\$1,166.12
Payment Due By:	07/28/2021

Amount Enclosed \$

671136563424

00001775 02 AV 0.39 33607 FTECO107072123084910 00000 03 01000000 013 02 9127 004

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

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

Received
JUL 12 2021

6711365634242110203880990000001166121

Account: 211020388099
Statement Date: 07/07/2021
Current month's charges due 07/28/2021

Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	589 kWh @ \$0.02712/kWh	\$15.97
Fixture & Maintenance Charge	31 Fixtures	\$387.19
Lighting Pole / Wire	31 Poles	\$667.43
Lighting Fuel Charge	589 kWh @ \$0.03136/kWh	\$18.47
Storm Protection Charge	589 kWh @ \$0.00354/kWh	\$2.09
Florida Gross Receipt Tax		\$0.94
Franchise Fee		\$71.53
Municipal Public Service Tax		\$2.50

Lighting Charges

\$1,166.12

Total Current Month's Charges

\$1,166.12

00001775-0007067-Page 3 of 8

Important Messages

Important rate information for lighting customers

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/09/2021

Account: 211022240322

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

Current month's charges:	\$86.58
Total amount due:	\$84.99
Payment Due By:	07/30/2021

Your Account Summary

Previous Amount Due	\$295.31
Payment(s) Received Since Last Statement	-\$295.31
Miscellaneous Credits	-\$1.59
Credit balance after payments and credits	-\$1.59
Current Month's Charges	\$86.58
Total Amount Due	\$84.99



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

SCAM ALERT!

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211022240322

Current month's charges:	\$86.58
Total amount due:	\$84.99
Payment Due By:	07/30/2021

Amount Enclosed \$

629161369210

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

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

6291613692102110222403220000000084994

Account: 211022240322
Statement Date: 07/09/2021
Current month's charges due 07/30/2021



Details of Charges – Service from 06/04/2021 to 07/02/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	07/02/2021	712		2		710 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	710 kWh @ \$0.05928/kWh	\$42.09
Fuel Charge	710 kWh @ \$0.03167/kWh	\$22.49
Storm Protection Charge	710 kWh @ \$0.00251/kWh	\$1.78
Florida Gross Receipt Tax		\$2.16

Electric Service Cost

\$86.58

Total Current Month's Charges

\$86.58

Miscellaneous Credits

Sales Tax Credit

-\$1.59

Total Current Month's Credits

-\$1.59

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000416-0004060-Page 13 of 26

Important Messages

Important rate information for lighting customers

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Statement Date: 07/07/2021

Account: 221006350658

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



Current month's charges:	\$225.57
Total amount due:	\$225.57
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$163.56
Payment(s) Received Since Last Statement	-\$163.56
Current Month's Charges	\$225.57
Total Amount Due	\$225.57



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

**SCAM
ALERT!**

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$225.57
Total amount due:	\$225.57
Payment Due By:	07/28/2021
Amount Enclosed	\$

626692249605

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

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

Account: 221006350658
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	06/30/2021	7,733		5,573		2,160 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	2,160 kWh @ \$0.05928/kWh	\$128.04
Fuel Charge	2,160 kWh @ \$0.03167/kWh	\$68.41
Storm Protection Charge	2,160 kWh @ \$0.00251/kWh	\$5.42
Florida Gross Receipt Tax		\$5.64

Electric Service Cost

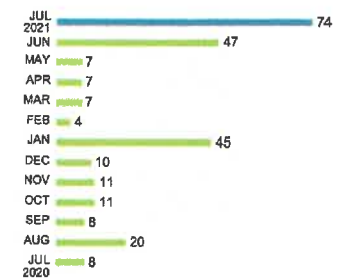
\$225.57

Total Current Month's Charges

\$225.57

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important rate information for lighting customers

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Statement Date: 07/07/2021

Account: 221006361218

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



Current month's charges:	\$111.31
Total amount due:	\$111.31
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$356.71
Payment(s) Received Since Last Statement	-\$356.71
Current Month's Charges	\$111.31
Total Amount Due	\$111.31

00000061-0001610-Page 19 of 58



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

SCAM ALERT!

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$111.31
Total amount due:	\$111.31
Payment Due By:	07/28/2021

Amount Enclosed \$
626692249606

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

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

Account: 221006361218
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	06/30/2021	13,297		12,329		968 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	968 kWh @ \$0.05928/kWh	\$57.38
Fuel Charge	968 kWh @ \$0.03167/kWh	\$30.66
Storm Protection Charge	968 kWh @ \$0.00251/kWh	\$2.43
Florida Gross Receipt Tax		\$2.78

Electric Service Cost

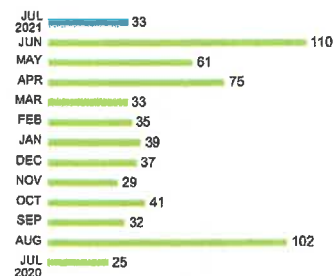
\$111.31

Total Current Month's Charges

\$111.31

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important rate information for lighting customers

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Statement Date: 07/09/2021

Account: 221007463708

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



Current month's charges:	\$30.11
Total amount due:	\$30.11
Payment Due By:	07/30/2021

Your Account Summary

Previous Amount Due	\$31.56
Payment(s) Received Since Last Statement	-\$31.56
Current Month's Charges	\$30.11
Total Amount Due	\$30.11



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007463708

Current month's charges:	\$30.11
Total amount due:	\$30.11
Payment Due By:	07/30/2021
Amount Enclosed	\$

657556376327

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

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

Account: 221007463708
Statement Date: 07/09/2021
Current month's charges due 07/30/2021



Details of Charges – Service from 06/04/2021 to 07/02/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	07/02/2021	348		227		121 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	121 kWh @ \$0.05928/kWh	\$7.17
Fuel Charge	121 kWh @ \$0.03167/kWh	\$3.83
Storm Protection Charge	121 kWh @ \$0.00251/kWh	\$0.30
Florida Gross Receipt Tax		\$0.75

Electric Service Cost

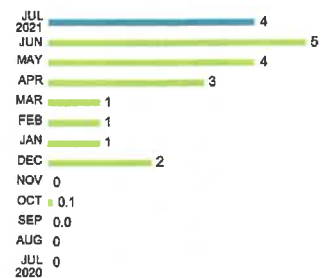
\$30.11

Total Current Month's Charges

\$30.11

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000416-0004064-Page 21 of 26

Important Messages

Important rate information for lighting customers

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Statement Date: 07/07/2021

Account: 221007640941

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



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	07/28/2021

Amount Enclosed \$

657556374907

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

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

Account: 221007640941
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	06/30/2021	0		0		0 kWh	1	29 Days

Tampa Electric Usage History

Basic Service Charge
 Florida Gross Receipt Tax

\$18.06
 \$0.46

Electric Service Cost

\$18.52

Total Current Month's Charges

\$18.52

Kilowatt-Hours Per Day
(Average)

JUL 0
 2021
 JUN 0
 MAY 0
 APR 0
 MAR 0
 FEB 0
 JAN 0
 DEC 0
 NOV 0
 OCT 0
 SEP 0
 AUG 0
 JUL 0
 2020

00000061-0001627-Page 53 of 58

Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/07/2021

Account: 221007706890

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



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$9.56
Payment(s) Received Since Last Statement	-\$9.56
Current Month's Charges	\$18.52
Total Amount Due	\$18.52



00000051-0001514- Page 27 of 58

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SCAM ALERT!

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	07/28/2021

Amount Enclosed \$

656321811114

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

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

Account: 221007706890
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/03/2021 to 07/02/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	07/02/2021	0		0		0 kWh	1	30 Days

Tampa Electric Usage History

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

\$18.52

Kilowatt-Hours Per Day
(Average)

JUL 0
2021 0
JUN 0
MAY 0
APR 0
MAR 0
FEB 0
JAN 0
DEC 0
NOV 0
OCT 0
SEP 0
AUG 0
JUL 0
2020 0

Total Current Month's Charges

\$18.52

Important Messages

Important rate information for lighting customers

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Statement Date: 07/07/2021

Account: 221007832001

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



Current month's charges:	\$563.65
Total amount due:	\$563.65
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$1,645.65
Payment(s) Received Since Last Statement	-\$1,645.65
Current Month's Charges	\$563.65
Total Amount Due	\$563.65



00000061-0001605-Page 11 of 58

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SCAM ALERT!



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- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$563.65
Total amount due:	\$563.65
Payment Due By:	07/28/2021
Amount Enclosed	\$

656321811115

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

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

Account: 221007832001
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.02712/kWh	\$8.24
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.03136/kWh	\$9.53
Storm Protection Charge	304 kWh @ \$0.00354/kWh	\$1.08
Florida Gross Receipt Tax		\$0.48

Lighting Charges

\$563.65

Total Current Month's Charges

\$563.65

00000061-0001607-Page 13 of 58

Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/07/2021

Account: 221008279970

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



Current month's charges:	\$100.97
Total amount due:	\$100.97
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$100.97
Total Amount Due	\$100.97



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

**SCAM
ALERT!**

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008279970

Current month's charges:	\$100.97
Total amount due:	\$100.97
Payment Due By:	07/28/2021

Amount Enclosed

\$

619284844746

Received

JUL 12 2021

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

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

Account: 221008279970
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/26/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 4 days

Lighting Energy Charge	22 kWh @ \$0.02712/kWh	\$0.60
Fixture & Maintenance Charge	52 Fixtures	\$86.60
Lighting Fuel Charge	22 kWh @ \$0.03136/kWh	\$0.69
Storm Protection Charge	22 kWh @ \$0.00354/kWh	\$0.08
Florida Gross Receipt Tax		\$0.04
Franchise Fee		\$5.76
Municipal Public Service Tax		\$0.09
State Tax		\$7.11

Lighting Charges

\$100.97

Total Current Month's Charges

\$100.97

00000061-0001603-Page 5 of 58

Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.



HC Property Maintenance DBA Steadfast Alliance
12231 Main Street #1196

Phone: 813.445.8922 | maint@steadfastalliance.com

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



INVOICE

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

\$400.00

Have E-Mail? Please write it here: _____

30435 Commerce Drive
Suite 102
San Antonio, FL 33576

Subtotal	\$400.00
Sales Tax (0.0%)	\$0.00
Total	\$400.00
Payments/Credits	\$0.00
Balance Due	\$400.00

45



YOUR OUTDOOR SOLUTION

HC Property Maintenance DBA Steadfast Alliance
12231 Main Street #1196

PO Box 1196 San Antonio, FL 33576

Phone: 813.445.8922 | maint@steadfastalliance.com



Invoice Date

6/30/2021

Invoice #

SM-5088

INVOICE

Job At:

SM1039

Cypress Mills CDD Maintenance

Miller Creek Drive

Sun City Center, FL 33573

Bill To:

Cypress Mills CDD

C/O Meritus Corp

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

**PLEASE PAY
THIS AMOUNT**

Make checks payable to: **HC Property Maintenance
DBA Steadfast**



Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

**HC Property Maintenance
DBA Steadfast**

30435 Commerce Drive

Suite 102

San Antonio, FL 33576

Handwritten initials

P.O. No.	Terms	Due Date	Rep	Project
	Net 30	7/30/2021	CW	SM1039 Cypress ...
Description		Qty	Rate	Amount
Initial Irrigation inspection and repairs made during take over. (Please refer to attached daily logs for more details)			4,950.00	4,950.00
May 12, 2021 We started checking the clock in the pool and fixed some broken bubblers but Matt sent us to willow square for. A emergency mainline brake we only replace 14 broken and missing bubblers				
May 24, 2021 We check the irrigation on timer by the pool and the cdd on the timer is from zone 9 to zone 60 We fixed everything the we found broken and some valves that wasn't working with the clock we found the some of them where close at the valve check valve and now they are working but we have zones the doesn't work with the clock and we also couldn't find those zones are 14 29 30 31 40 And from 48 to 60 we still need to locate and see what's wrong with it and turn it on to see if we have any brakes on it				
We had some bubbler zones that the majority of the bubbler where cap off we add bubblers to the trees and we also had broken zone lines and lots of drip cuts and almost every drip zones				
Subtotal				
Sales Tax (0.0%)				
Total				
Payments/Credits				
Balance Due				

Handwritten: 53900.4611
Handwritten: 62

Billing Inquiries? Call

813-445-8922



Invoice Date
6/30/2021

Invoice #
SM-5088

INVOICE

HC Property Maintenance DBA Steadfast Alliance
12231 Main Street #1196
PO Box 1196 San Antonio, FL 33576
Phone: 813.445.8922 | maint@steadfastalliance.com

Bill To:

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

Job At:

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

**PLEASE PAY
THIS AMOUNT**

\$4,950.00

Make checks payable to: **HC Property Maintenance
DBA Steadfast**

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

HC Property Maintenance DBA Steadfast

30435 Commerce Drive
Suite 102
San Antonio, FL 33576

P.O. No.	Terms	Due Date	Rep	Project
	Net 30	7/30/2021	CW	SM1039 Cypress ...

Description	Qty	Rate	Amount
On the clock on the entrance the also do CDD common areas we started chinking the zone we only got to zone20 We fixed everything that was broken like drip cuts missing bubblers and zone line we also fund 3 zones that where turn off at the valves We couldn't find zones 10 11 12 16 17 18 24 25 and 28 We had a bubbler zone the does the pond across from the timer that doesn't had bubbler on any tree and the zone is hook up with the drip that had a broken 1 1/2 zone line May 28, 2021 - Replace the backflow and clean the pipe.			
Subtotal			\$4,950.00
Sales Tax (0.0%)			\$0.00
Total			\$4,950.00
Payments/Credits			\$0.00
Balance Due			\$4,950.00

Billing Inquiries? Call 813-445-8922



Daily Logs List

May 4, 2021

Job: SM1039 Cypress Mills CDD Maintenance

Added By: James Rathel

Log Notes:

Was out here doing a wet check at cypress mills.

There multiple and many different things out here either busted, broken, and or cut.

I've already sent Matt Smith a parts list to fix everything out here.

Zone 1 20 sprays

Left main entrance

Zone 2 39 sprays

Right side sidewalk near road

Zone 3 12 bubbles

Right side hill

One broken pipe 3rd tree

Zone 4 drip

Right side sign

3 cut drip

Not connected

Zone 5 drip

Main entrance island

1 cut

Zone 6 28 sprays

Right side entrance field

Zone 7 22 sprays

Right side entrance

Zone 8 34 sprays

Right side entrance next to palm trees

1 broke

Zone 9 bubbles

Palm trees right side entrance and island and left side entrance

Two broken heads

Zone 10 26 sprays

Island by clock

Zone 11 28 sprays
Far left side sidewalk

Zone 12 decoder

Zone 13 decoder

Zone 14 decoder

Zone 15 30 sprays
Far left side sidewalk

Zone 16 decoder

Zone 17 decoder

Zone 18 45 sprays
Far side pool on green leaf bay

Zone 19
Park next to main road other side of pond

Zone 20 19 rotors
Rotors at park

Zone 21 15 rotors
Also at park

Zone 22 16 rotors
Also park other side

Zone 23 bubbles
Also at park

Zone 24 decoder

Zone 25
Third island drip

Zone 26 40 sprays
By club house island sprays

Zone 27 drip
Across from club house

Zone 28 bubbles
Across from club house

Zone 29 40 sprays
Sprays sidewalk across from club house

Zone 30 35 sprays
Same sidewalk as zone 29

Zone 31 bubbles
West side of club house tree bubblers

Zone 32 60 sprays
West of clubhouse sidewalk
1 not spraying

Zone 33 55 sprays
West side of club house
1 broken head

Zone 34 decoder

Zone 35 decoder

Zone 36 bubbles
By the park

Zone 37 decoder

Zone 38 20 sprays
Sidewalk at park

Zone 39 drip by the road

Zone 40 sprays
Out by the road

Zone 41 21 sprays
Out by the roadie 19th and Beth

Zone 42 12 sprays
On the corner of 19th and beth

Zone 43 16 sprays
Also on the corner
And 1 broken rotor

Zone 44 decoder

Weather Conditions:

Mostly Sunny

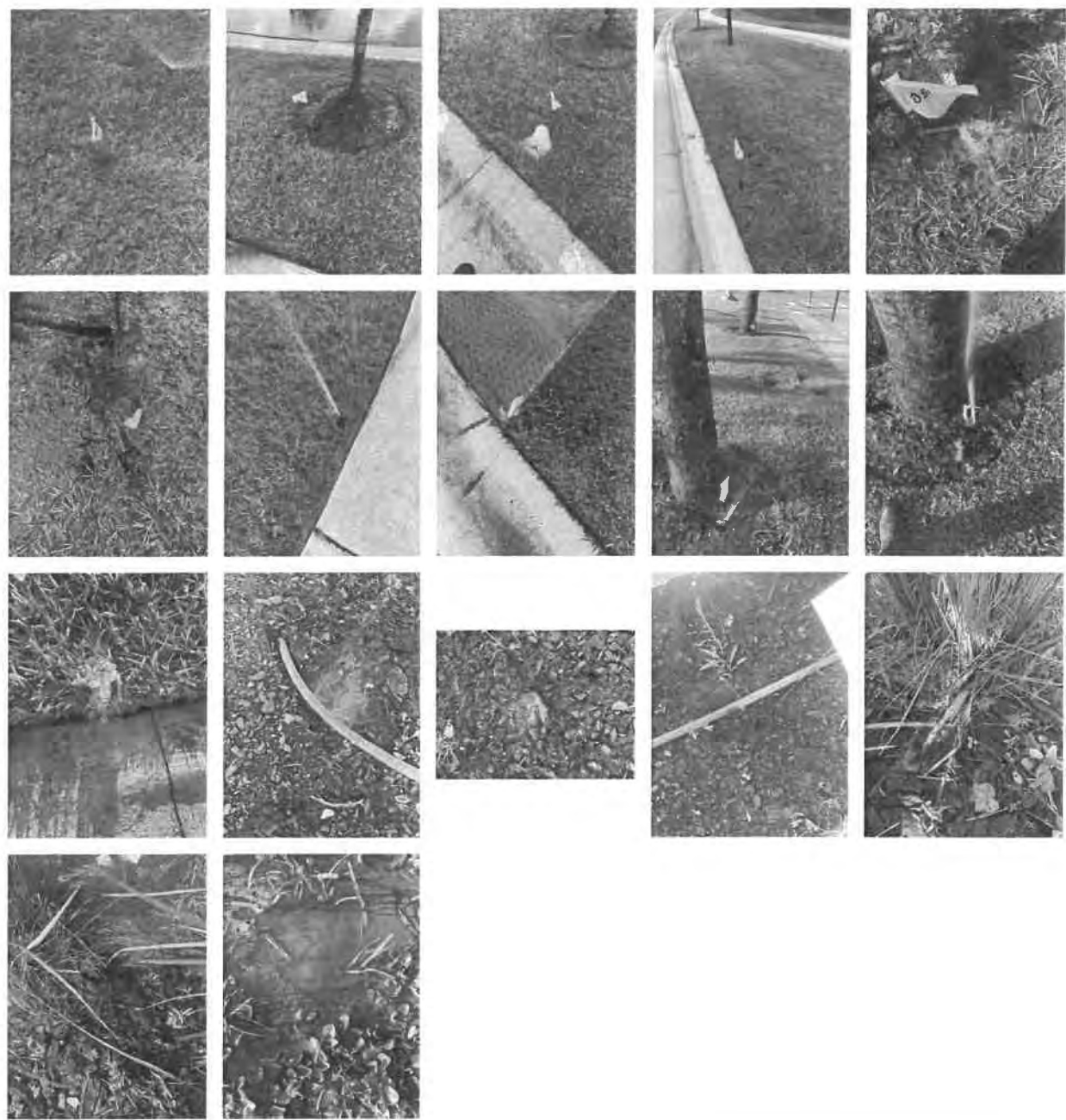


86° F

75° F

Wind: 9 mph
Humidity: 100%
Total Precip: 0"

Tue, May 4, 2021, 1:49 PM





Daily Logs List

May 5, 2021

Job: SM1038 Cypress Mills Amenity Center

Added By: James Rathel

Log Notes:

Not a completed wet check, only gotten 27/67 done.

Club house

Zone 1 9 rotors

Front left of club house

Zone 2 bubbles

Also front left of clubhouse

Zone 3 22 sprays

Also front left of clubhouse

Zone 4

Needs decoder

Zone 5 bubblers next to pond

Front right of clubhouse

Zone 6 bubblers next to splash park

1 broken pipe

Zone 7 bubbles

By mail boxes main road

Zone 8 39 sprays

Sidewalk of mailboxes west side

Zone 9 bubblers

Along tennis court side and main road

Multiple heads broke

Zone 10 56 sprays

Along sidewalk by tennis court

Zone 11 41 sprays

Along sidewalk main road left side

Zone 12 32 sprays

Sidewalk right side of clubhouse

Zone 13 42 sprays

Right sidewalk main road
1 broken head

Zone 14 drip
By the first clock on right side

Zone 15 bubbles
Right side of main road by the pond
One broken bubbler

Zone 16
Needs decoder

Zone 17 drip
Right side main road next to pond

Zone 18 65 sprays
Right side main road and down buck Ford landing

Zone 19 26 sprays
3rd island

Zone 20 bubbles
Left side of sidewalk
One broken head and one broken connector

Zone 21 14 sprays
Right side of main road sidewalk

Zone 22 42 sprays
Left side of buck Ford landing

Zone 23 drip
4th island main road

Zone 24 17 sprays
Along fence on main road on right

Zone 25 bubbles
Also in same area as zone 24

Zone 26 drip
Also same area as zone 24 & 25

Zone 27 42 sprays
Along Miller creek and camp island

Weather Conditions:

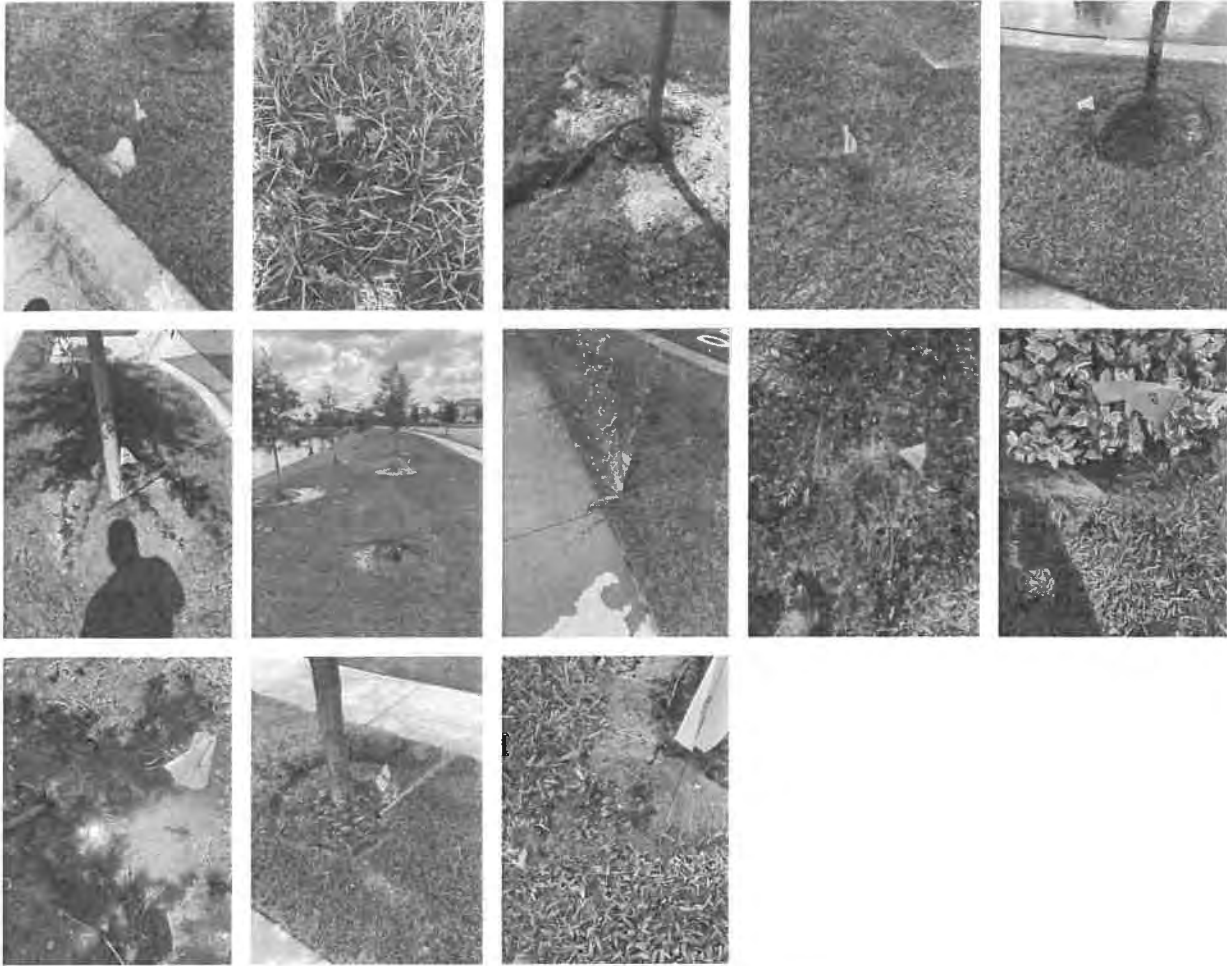
Partly Cloudy with Showers



86° F
75° F

Wind: 10 mph
Humidity: 100%
Total Precip: 0.5"

Wed, May 5, 2021, 2:08 PM





Daily Logs List

May 7, 2021

Job: SM1038 Cypress Mills Amenity Center

Added By: James Rathel

Log Notes:

Finished wet check out here at cypress mills, will definitely need a day or two come out and do repairs.

Zone 28 20 sprays
Along fence on camps island

Zone 29 27 rotors
Park 1

Zone 30 bubblers
Park 1

Zone 31 drip
Park 1

Zone 32 47 sprays
Along camp island road near second entrance

Zone 33 34 sprays
Along fence

Zone 34 drip
Also along fence

Zone 35 25 sprays
Second entrance

Zone 36 bubblers
Along camp island

Zone 37 19 sprays
Along Beth second entrance

Zone 38 drip
Along Beth

Zone 39 bubblers
Along Beth

Zone 40 20 sprays
Along Beth

Zone 41 Drip
Also along Beth

Zone 42 Bubblers
Just past north side second entrance

Zone 43 33 sprays
Northside of second entrance sign

Zone 44 31 sprays
Northside of fence along camp island

Zone 45 drip
Same area as zone 44

Zone 46 39 sprays
Same are

Zone 47 46 sprays
Same area along road

Zone 48 30 sprays
Park 2

Zone 49 30 sprays
Park 2

Zone 50 15 rotors
Park 2

Zone 51 drip
Park 2
3 broke drip heads
2 drip lines not connected

Zone 52 Bubblers
Park 2

Zone 53 bubblers
Park 2

Zone 54 31 sprays
Other end of park 2

Zone 55 15 rotors
Other end of park 2

Zone 56 drip
Other end

Zone 57 23 sprays
Along Miller creek

Zone 58 bubbler
Flower bed on Miller creek

Zone 59 26 sprays
Along Miller creek

Zone 60 drip
Flower bed along Miller creek

Zone 61
Needs a decoder

Zone 62
Needs decoder

Zone 63
Needs decoder

Zone 64
Needs decoder

Zone 65
Needs decoder

Weather Conditions:

Partly Cloudy

 **82° F**
73° F

Wind: 12 mph
Humidity: 78%
Total Precip: 0"

Fri, May 7, 2021, 1:44 PM

Attachments: 8





Printed: Jul 12, 2021
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Fax: 813-501-1432
Phone: 844-347-0702

Daily Logs List

May 17, 2021

Job: SM1039 Cypress Mills CDD Maintenance

Added By: Pablo Ramirez

Log Notes:

We started checking the clock in the pool and fixed some broken bubblers but Matt sent us to willow square for. A emergency mainline brake we only replace 14 broken and missing bubblers

Weather Conditions:

Partly Cloudy with Light Rain

Mon, May 17, 2021, 8:49 PM



86° F

Wind: 15 mph

Humidity: 86%

61° F

Total Precip: 0"

Attachments: 11





Printed: Jul 12, 2021
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Fax: 813-501-1432
Phone: 844-347-0702

Daily Logs List

Jun 2, 2021

Job: SM1038 Cypress Mills Amenity Center

Added By: James Rathel

Log Notes:

Fixed leak capped it off with 3 inch cap

Weather Conditions:

Hazy

Wed, Jun 2, 2021, 3:22 PM



86° F

72° F

Wind: 10 mph
Humidity: 100%
Total Precip: 0"

Attachments: 2





Printed: Jul 12, 2021
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Fax: 813-501-1432
Phone: 844-347-0702

Daily Logs List

Jun 7, 2021

Job: SM1039 Cypress Mills CDD Maintenance

Added By: Pablo Ramirez

Log Notes:

On the front entrance clock we have zones 11-12-34-35 reading bad decoders we need to replace those 4 decoders and find out if we have anything that is broken on the zone.

Clock by the amenity center zone 9 to 59 everything is working with the clock zone 1 to 8 is the amenity center we haven't fix anything on those zones we need to clean all drip filters and put them back on to the valves and fix all the drip cuts.

We have one area by the mailbox area that has grass but doesn't have irrigation I think we need to remove all the grass and add landscaping plants to the original landscaping bed that is there and just add drip to it. According to the original site plans it was to have plants with drip not grass. Would suggest adding stepping stone there so residents can walk through without stepping on landscaping.

Weather Conditions:

Partly Cloudy with Drizzle

Mon, Jun 7, 2021, 2:11 PM



90° F

77° F

Wind: 14 mph

Humidity: 100%

Total Precip: 0.24"

Attachments: 0



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
7/8/2021	SM-5103

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Post storm clean up: stood and staked 9 trees that had fallen over. Also removed and disposed of 2 dead trees on each side of the retention pond		625.00	7/8/2021	625.00
53900. 4607 WR					

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.

Project Total Balance \$17,725.00 **Customer Total Balance** \$17,725.00

Total	\$625.00
Payments/Credits	\$0.00
Balance Due	\$625.00



HC Property Maintenance DBA Steadfast Alliance
12231 Main Street #1196

PO Box 1196 San Antonio, FL 33576

Phone: 813.445.8922 | maint@steadfastalliance.com

Bill To:

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

Invoice Date

7/14/2021

Invoice #

SM-5100

INVOICE

Job At:

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

**PLEASE PAY
THIS AMOUNT**

\$225.00

Make checks payable to: **HC Property Maintenance
DBA Steadfast**

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

**HC Property Maintenance
DBA Steadfast**

30435 Commerce Drive
Suite 102
San Antonio, FL 33576

P.O. No.	Terms	Due Date	Rep	Project
	Net 30	8/13/2021	CW	SM1039 Cypress ...
Description	Qty	Rate	Amount	
Irrigation Service: Front Entrance Clock: Replace 4 bad decoders and check the zones to make sure there is nothing broken or clogged. (Zones 11, 12, 34, 35) Decoders Under warranty, labor to remove, replace and program		225.00	225.00	
<p>53900 - 4611 42</p>				
Subtotal			\$225.00	
Sales Tax (0.0%)			\$0.00	
Total			\$225.00	
Payments/Credits			\$0.00	
Balance Due			\$225.00	

Billing Inquiries? Call

813-445-8922

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10758	\$ 3,866.69		Management Services - August
Sitex Aquatics	5158B	1,065.00		Lake Maintenance 8/1/2021
SteadFast	5202	11,525.00		Landscape Maintenance 8/1/2021
Steadfast	SM-5227	1,000.00	\$ 12,525.00	Landscape Maintenance 08/02/2021
Monthly Contract Sub-Total		\$ 17,456.69		
Variable Contract				
Clearview Land Designn	21 01874	\$ 23.00		Printing and Reproduction 8/13/2021
Straley Robin Vericker	20096	654.00		Professional Services 07/27/2021
Variable Contract Sub-Total		\$ 677.00		
Utilities				
Tampa Electric	211017895700 080921	\$ 2,685.56		Electric Services Thru 8/03/2021
Tampa Electric	211018054091 080521	796.46		Electric Services Thru 7/30/2021
Tampa Electric	211020388099 080521	1,166.12		Electric Services Thru 7/30/2021
Tampa Electric	211022240322 080921	74.12		Electric Services Thru 8/03/2021
Tampa Electric	221006350658 080521	193.65		Electric Services Thru 7/30/2021
Tampa Electric	221006361218 080521	22.74		Electric Services Thru 7/30/2021
Tampa Electric	221007463708 080921	30.99		Electric Services Thru 8/03/2021
Tampa Electric	221007640941 080521	18.52		Electric Services Thru 7/30/2021
Tampa Electric	221007706890 080521	18.52		Electric Services Thru 8/03/2021
Tampa Electric	221007832001 080521	563.65		Electric Services 7/30/2021
Tampa Electric	221008279970 080921	1,188.68	\$ 6,759.01	Electric Services Thru 7/30/2021
Utilities Sub-Total		\$ 6,759.01		
Regular Services				
Straley Robin Vericker	20226	\$ 81.45		

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Sub-Total		\$ 81.45		
Additional Services				
SteadFast	5244	\$ 125.00		Maintenance Service request 8/6/2021
Additional Services Sub-Total		\$ 125.00		
TOTAL:		\$ 25,099.15		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10758

DATE: 08/01/2021

DUE DATE: 08/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		3,333.33
	Accounting Services		375.00
	Website Administration		150.00
	Postage June		5.06
22	Copies BW June	0.15	3.30
SUBTOTAL			3,866.69
NEW CHARGES			
TOTAL			3,866.69





Invoice

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

Date	Invoice #
8/1/2021	5158B

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 11 Waterways	1,065.00	1,065.00
<p>53900 4307 412</p> <div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
Payments/Credits			\$1,065.00
Balance Due			\$0.00



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

Invoice

Date	Invoice #
8/1/2021	SM-5202

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of August 2021		11,525.00		11,525.00
	53900 4604 402				

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.

Project Total Balance \$28,850.00 **Customer Total Balance** \$28,850.00

Total	\$11,525.00
Payments/Credits	\$0.00
Balance Due	\$11,525.00



Invoice

Steadfast Contractors Alliance, LLC

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

844-347-0702 | office@steadfastalliance.com

Date	Invoice #
8/3/2021	SM-5227

Please make all Checks payable to:

Steadfast Contractors Alliance

Tax ID: 83-2711799

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
1	Skid Steer bush hog mowing of the east pond in the newest section currently being built in. Authorized by: Gene Completed 8/2/21	1,000.00	8/2/2021	1,000.00	
	53906 ABOS GR				

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.

Project Total Balance	\$29,850.00
------------------------------	--------------------

Customer Total Balance \$29,850.00

Total	\$1,000.00
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$1,000.00
--------------------	-------------------



Printed: Aug 3, 2021
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Fax: 813-501-1432
Phone: 844-347-0702

Daily Logs List

Aug 2, 2021

Job: SM1039 Cypress Mills CDD Maintenance

Added By: Marc Platek

Log Notes:

Today we cleared the most North east pond of long grass and tall weeds. This pond is now cleared and ready for regular mowing duties. Used the skid steer bush hog, walk behind bush hog and mower.

Weather Conditions:

Partly Cloudy with Heavy Thunderstorms

Mon, Aug 2, 2021, 12:00 AM



90° F

81° F

Wind: 15 mph

Humidity: 79%

Total Precip: 0.26"

Attachments: 10





Clearview LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

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

Invoice number 21-01874
Date 08/13/2021

Project **MC MILLER CREEK (CYPRESS MILL)**

Terms: Net 30

Entry Monuments and Minor Wall
CDD-MC-001 CDD Formation
EXPENSE

	Date	Billed Amount
Printing and Reproduction		
	07/16/2021	23.00
<i>Papercuts Printing and Documentation 6/12/21 - 7/16/21</i>		
Phase subtotal		23.00
Entry Monuments and Minor Wall subtotal		23.00
Invoice total		23.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
21-01874	08/13/2021	23.00	23.00				
	Total	23.00	23.00	0.00	0.00	0.00	0.00

51300 3103
CZ

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

July 27, 2021

Client: 001503

Matter: 000001

Invoice #: 20096

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
6/25/2021	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
7/1/2021	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISCLOSURE AGENT.	0.3	
7/2/2021	JMV	REVIEW COMMUNICATION FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2	
7/6/2021	DCC	REVIEW AGENDA FOR UPCOMING MEETING.	0.1	
7/6/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
7/8/2021	DCC	ATTEND MEETING.	0.4	
7/13/2021	DCC	REVIEW PLATS FOR ALL PHASES OF CYPRESS MILL; DRAFT DEED CONVEYING COMMON AREAS TO DISTRICT; TRANSMIT PROPOSED DEED TO K. EVANS FOR HANDLING.	1.0	
Total Professional Services			2.4	\$654.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.5	\$162.50
DCC	Dana C. Collier	1.5	\$427.50

July 27, 2021

Client: 001503

Matter: 000001

Invoice #: 20096

Page: 2

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.4	\$64.00

Total Services	\$654.00
Total Disbursements	\$0.00
Total Current Charges	\$654.00

PAY THIS AMOUNT

\$654.00

Please Include Invoice Number on all Correspondence

Statement Date: 08/09/2021

Account: 211017895700

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



Current month's charges:	\$2,685.56
Total amount due:	\$2,685.56
Payment Due By:	08/30/2021

Your Account Summary

Previous Amount Due	\$2,685.56
Payment(s) Received Since Last Statement	-\$2,685.56
Current Month's Charges	\$2,685.56
Total Amount Due	\$2,685.56

Digging? Make the right call



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Call before you dig.**

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Source: Cogent

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See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,685.56
Total amount due:	\$2,685.56
Payment Due By:	08/30/2021
Amount Enclosed	\$

673605713470

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

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

Account: 211017895700
Statement Date: 08/09/2021
Current month's charges due 08/30/2021



Details of Charges – Service from 07/03/2021 to 08/03/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1468 kWh @ \$0.02712/kWh	\$39.81
Fixture & Maintenance Charge	76 Fixtures	\$955.90
Lighting Pole / Wire	76 Poles	\$1636.28
Lighting Fuel Charge	1468 kWh @ \$0.03136/kWh	\$46.04
Storm Protection Charge	1468 kWh @ \$0.00354/kWh	\$5.20
Florida Gross Receipt Tax		\$2.33

Lighting Charges

\$2,685.56

Total Current Month's Charges

\$2,685.56

00000078-0000831-Page 11 of 26

Statement Date: 08/05/2021

Account: 211018054091

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



Current month's charges:	\$796.46
Total amount due:	\$796.46
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$796.46
Payment(s) Received Since Last Statement	-\$796.46
Current Month's Charges	\$796.46
Total Amount Due	\$796.46

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Account: 211018054091

Current month's charges:	\$796.46
Total amount due:	\$796.46
Payment Due By:	08/26/2021

Amount Enclosed \$

677309403784

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

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

Account: 211018054091
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	512 kWh @ \$0.02712/kWh	\$13.89
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.03136/kWh	\$16.06
Storm Protection Charge	512 kWh @ \$0.00354/kWh	\$1.81
Florida Gross Receipt Tax		\$0.81

Lighting Charges

\$338.49

Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.02712/kWh	\$6.70
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.03136/kWh	\$7.75
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39

Lighting Charges

\$457.97

Total Current Month's Charges

\$796.46

00000040-0000858-Page 23 of 38

Statement Date: 08/05/2021

Account: 211020388099

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

Current month's charges:	\$1,166.12
Total amount due:	\$1,166.12
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$1,166.12
Payment(s) Received Since Last Statement	-\$1,166.12
Current Month's Charges	\$1,166.12
Total Amount Due	\$1,166.12

53100/4301

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Account: 211020388099

Current month's charges:	\$1,166.12
Total amount due:	\$1,166.12
Payment Due By:	08/26/2021

Amount Enclosed \$ 655087258199

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



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

Received

AUG 08 2021

Account: 211020388099
Statement Date: 08/05/2021
Current month's charges due 08/26/2021

Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	589 kWh @ \$0.02712/kWh	\$15.97
Fixture & Maintenance Charge	31 Fixtures	\$387.19
Lighting Pole / Wire	31 Poles	\$667.43
Lighting Fuel Charge	589 kWh @ \$0.03136/kWh	\$18.47
Storm Protection Charge	589 kWh @ \$0.00354/kWh	\$2.09
Florida Gross Receipt Tax		\$0.94
Franchise Fee		\$71.53
Municipal Public Service Tax		\$2.50

Lighting Charges

\$1,166.12

Total Current Month's Charges

\$1,166.12

00002300-0006986-Page 3 of 6



Statement Date: 08/09/2021

Account: 211022240322

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

Current month's charges:	\$74.12
Total amount due:	\$74.12
Payment Due By:	08/30/2021

Your Account Summary

Previous Amount Due	\$84.99
Payment(s) Received Since Last Statement	-\$84.99
Current Month's Charges	\$74.12
Total Amount Due	\$74.12

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Source: Cogent

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Account: 211022240322

Current month's charges:	\$74.12
Total amount due:	\$74.12
Payment Due By:	08/30/2021

Amount Enclosed \$

636568782760

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

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


Account: 211022240322
Statement Date: 08/09/2021
Current month's charges due 08/30/2021



Details of Charges – Service from 07/03/2021 to 08/03/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	08/03/2021	1,292		712		580 kWh	1	32 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						580 kWh @ \$0.05928/kWh \$34.38		
Fuel Charge						580 kWh @ \$0.03167/kWh \$18.37		
Storm Protection Charge						580 kWh @ \$0.00251/kWh \$1.46		
Florida Gross Receipt Tax						\$1.85		
Electric Service Cost						\$74.12		

Total Current Month's Charges

\$74.12

Statement Date: 08/05/2021

Account: 221006350658

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



Current month's charges:	\$193.65
Total amount due:	\$193.65
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$225.57
Payment(s) Received Since Last Statement	-\$225.57
Current Month's Charges	\$193.65
Total Amount Due	\$193.65

Digging? Make the right call



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See reverse side for more information

Account: 221006350658

Current month's charges:	\$193.65
Total amount due:	\$193.65
Payment Due By:	08/26/2021

Amount Enclosed \$

615581168728

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

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

Account: 221006350658
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	07/30/2021	9,560		7,733		1,827 kWh	1	30 Days

Basic Service Charge

\$18.06

Energy Charge

1,827 kWh @ \$0.05928/kWh

\$108.30

Fuel Charge

1,827 kWh @ \$0.03167/kWh

\$57.86

Storm Protection Charge

1,827 kWh @ \$0.00251/kWh

\$4.59

Florida Gross Receipt Tax

\$4.84

Electric Service Cost

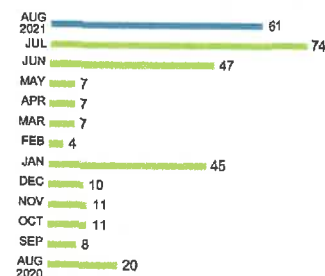
\$193.65

Total Current Month's Charges

\$193.65

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 08/05/2021

Account: 221006361218

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



Current month's charges:	\$22.74
Total amount due:	\$22.74
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$111.31
Payment(s) Received Since Last Statement	-\$111.31
Current Month's Charges	\$22.74
Total Amount Due	\$22.74

00000040-0000964-Page 33 of 38

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See reverse side for more information

Account: 221006361218

Current month's charges:	\$22.74
Total amount due:	\$22.74
Payment Due By:	08/26/2021

Amount Enclosed \$ 615581168729

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

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

Account: 221006361218
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	07/30/2021	13,341		13,297		44 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	44 kWh @ \$0.05928/kWh	\$2.61
Fuel Charge	44 kWh @ \$0.03167/kWh	\$1.39
Storm Protection Charge	44 kWh @ \$0.00251/kWh	\$0.11
Florida Gross Receipt Tax		\$0.57

Electric Service Cost

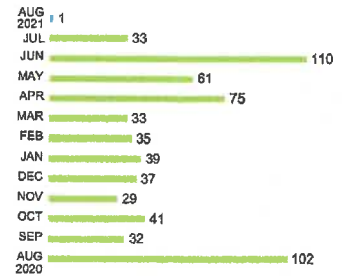
\$22.74

Total Current Month's Charges

\$22.74

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000040-0000955-Page 35 of 38

Statement Date: 08/09/2021
Account: 221007463708

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



Current month's charges: \$30.99
Total amount due: \$30.99
Payment Due By: 08/30/2021

Your Account Summary

Previous Amount Due	\$30.11
Payment(s) Received Since Last Statement	-\$30.11
Current Month's Charges	\$30.99
Total Amount Due	\$30.99

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See reverse side for more information

Account: 221007463708

Current month's charges: \$30.99
Total amount due: \$30.99
Payment Due By: 08/30/2021
Amount Enclosed \$

630395957955

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

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

Account: 221007463708
Statement Date: 08/09/2021
Current month's charges due 08/30/2021



Details of Charges – Service from 07/03/2021 to 08/03/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	08/03/2021	478		348		130 kWh	1	32 Days

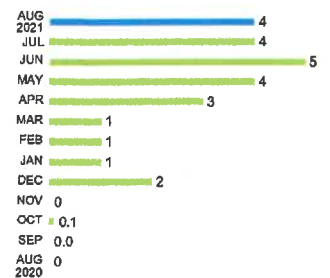
Basic Service Charge		\$18.06
Energy Charge	130 kWh @ \$0.05928/kWh	\$7.71
Fuel Charge	130 kWh @ \$0.03167/kWh	\$4.12
Storm Protection Charge	130 kWh @ \$0.00251/kWh	\$0.33
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.99

Total Current Month's Charges

\$30.99

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 08/05/2021

Account: 221007640941

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



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	08/26/2021

Amount Enclosed \$

655087258507

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

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

Account: 221007640941
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	07/30/2021	0		0		0 kWh	1	30 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

AUG 2021 0
JUL 0
JUN 0
MAY 0
APR 0
MAR 0
FEB 0
JAN 0
DEC 0
NOV 0
OCT 0
SEP 0
AUG 2020 0

Statement Date: 08/05/2021
Account: 221007706890

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



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	08/26/2021

Amount Enclosed \$
655087258508

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

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

ACCOUNT INVOICE

tampaelectric.com



Account: 221007706890
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/03/2021 to 08/03/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	08/03/2021	0		0		0 kWh	1	32 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

AUG 0
2021
JUL 0
JUN 0
MAY 0
APR 0
MAR 0
FEB 0
JAN 0
DEC 0
NOV 0
OCT 0
SEP 0
AUG 0
2020

Statement Date: 08/05/2021

Account: 221007832001

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



Current month's charges:	\$563.65
Total amount due:	\$563.65
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$563.65
Payment(s) Received Since Last Statement	-\$563.65
Current Month's Charges	\$563.65
Total Amount Due	\$563.65

Digging? Make the right call



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planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **tampaelectric.com/811**.

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BUSINESS
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See reverse side for more information

Account: 221007832001

Current month's charges:	\$563.65
Total amount due:	\$563.65
Payment Due By:	08/26/2021
Amount Enclosed	\$

658790951063

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

Received

AUG 13 2021

Account: 221007832001
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.02712/kWh	\$8.24
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.03136/kWh	\$9.53
Storm Protection Charge	304 kWh @ \$0.00354/kWh	\$1.08
Florida Gross Receipt Tax		\$0.48
Lighting Charges		\$563.65

Total Current Month's Charges

\$563.65

00000040-0000950-Page 5 of 38



Received
AUG 12 2021

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/09/2021
Account: 221008279970

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



Current month's charges:	\$1,195.79
Total amount due:	\$1,188.68
Payment Due By:	08/30/2021

Your Account Summary

Previous Amount Due	\$100.97
Payment(s) Received Since Last Statement	-\$100.97
Miscellaneous Credits	-\$7.11
Credit balance after payments and credits	-\$7.11
Current Month's Charges	\$1,195.79
Total Amount Due	\$1,188.68

Digging? Make the right call



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2021
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008279970

Current month's charges:	\$1,195.79
Total amount due:	\$1,188.68
Payment Due By:	08/30/2021
Amount Enclosed	\$

600000379337

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

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

Account: 221008279970
Statement Date: 08/09/2021
Current month's charges due 08/30/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	982 kWh @ \$0.02712/kWh	\$26.63
Fixture & Maintenance Charge	51 Fixtures	\$645.32
Lighting Pole / Wire	51 Poles	\$366.01
Lighting Fuel Charge	982 kWh @ \$0.03136/kWh	\$30.80
Storm Protection Charge	982 kWh @ \$0.00354/kWh	\$3.48
Florida Gross Receipt Tax		\$1.56
Franchise Fee		\$41.97
Municipal Public Service Tax		\$4.17
State Tax		\$75.85

Lighting Charges

\$1,195.79

Total Current Month's Charges

\$1,195.79

Miscellaneous Credits

Sales Tax Credit

-\$7.11

Total Current Month's Credits

-\$7.11

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

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

August 23, 2021
Client: 001503
Matter: 000001
Invoice #: 20226

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
7/26/2021	DCC	RECORD DEED; FOLLOW UP WITH K. EVANS.	0.2	
Total Professional Services			0.2	\$57.00

PERSON RECAP

Person	Hours	Amount
DCC Dana C. Collier	0.2	\$57.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/27/2021	Simplefile E-Recording- Filing Fee- e-Filing	\$24.45
8/12/2021	XPRESS DELIVERIES, LLC- Courier Service-	\$0.00
Total Disbursements		\$24.45

51300
4801
62

August 23, 2021
Client: 001503
Matter: 000001
Invoice #: 20226

Page: 2

Total Services	\$57.00	
Total Disbursements	\$24.45	
Total Current Charges		\$81.45

PAY THIS AMOUNT	\$81.45
------------------------	----------------

Please Include Invoice Number on all Correspondence



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

Invoice

Date	Invoice #
8/6/2021	SM-5244

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Maintenance Service Request: Stand up tree that fell and resecure it. Tree is located on the corner of Fort Island Place and King Creek Drive. Completed 8/6/21		125.00	8/6/2021	125.00
539w 4607 47					

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.

Project Total Balance \$12,650.00 **Customer Total Balance** \$12,650.00

Total	\$125.00
Payments/Credits	\$0.00
Balance Due	\$125.00

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2021



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

Cypress Mill

Balance Sheet

As of 8/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	147,107	0	0	0	0	0	0	147,107
Investment - Revenue 2018 (9000)	0	357,014	0	0	0	0	0	357,014
Investment - Interest 2018 (9001)	0	0	0	0	0	0	0	0
Investment - Sinking 2018 (9002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (9003)	0	138,969	0	0	0	0	0	138,969
Investment - Construction 2018 (9005)	0	0	0	95	0	0	0	95
Investment - Cost of Issuance 2018 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2020 (7000)	0	0	2	0	0	0	0	2
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Sinking 2020 (7002)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	0	0	574,789	0	0	574,789
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0	0
Due From Developer	8,498	0	0	0	0	0	0	8,498
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	337	0	0	0	0	0	0	337
Deposits	8,378	0	0	0	0	0	0	8,378
Construction Work In Progress	0	0	0	0	0	16,066,939	0	16,066,939
Amount Available-Debt Service	0	0	0	0	0	0	453,930	453,930
Amount To Be Provided-Debt Service	0	0	0	0	0	0	16,776,070	16,776,070
Total Assets	164,319	495,983	258,252	95	574,789	16,066,939	17,230,000	34,790,377
Liabilities								
Accounts Payable	14,071	0	0	0	0	0	0	14,071
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0	0	0
Deferred Revenue	8,498	0	0	0	0	0	0	8,498
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,300,000	8,300,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	8,930,000	8,930,000
Total Liabilities	22,569	0	0	0	0	0	17,230,000	17,252,569
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	139,309	258,251	95	1,458,284	0	0	1,855,940
Fund Balance-Unreserved	(8,495)	0	0	0	0	0	0	(8,495)

Cypress Mill
Balance Sheet

As of 8/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Investment In General Fixed Assets	0	0	0	0	0	16,066,939	0	16,066,939
Other	150,246	356,674	1	0	(883,496)	0	0	(376,575)
Total Fund Equity & Other Credits	141,751	495,983	258,252	95	574,789	16,066,939	0	17,537,809
Total Liabilities & Fund Equity	164,319	495,983	258,252	95	574,789	16,066,939	17,230,000	34,790,377

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	284,286	284,902	615	0 %
O&M Assessments - Off Roll	0	139,051	139,051	0 %
Interest Earnings				
Interest Earnings	0	133	133	0 %
Contributions & Donations From Private Sources				
Developer Contributions	263,539	0	(263,539)	(100)%
Total Revenues	547,825	424,086	(123,739)	(23)%
Expenditures				
Financial & Administrative				
District Manager	40,000	37,417	2,583	6 %
District Engineer	5,000	698	4,302	86 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustees Fees	8,200	3,977	4,223	51 %
Accounting Services	4,500	4,125	375	8 %
Auditing Services	6,500	6,400	100	2 %
Postage, Phone, Faxes, Copies	1,500	334	1,166	78 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	3,000	2,806	194	6 %
Bank Fees	300	72	228	76 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	104	96	48 %
Website Hosting	600	0	600	100 %
Website Administration	1,800	1,650	150	8 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	5,064	2,436	32 %
Utility Services				
Electric Utility Services	150,000	55,632	94,368	63 %
Other Physical Environment				
Waterway Management System	25,000	11,715	13,285	53 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	119,479	45,521	28 %
Miscellaneous Repairs & Maintenance	7,500	1,260	6,240	83 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	3,075	21,925	88 %
Landscape Maintenance - Mulch	31,700	0	31,700	100 %
Irrigation Maintenance	20,000	7,880	12,120	61 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	7,500	0	7,500	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	5,450	0	5,450	100 %
Total Expenditures	547,825	273,839	273,986	50 %
Excess of Revenues Over (Under) Expenditures	0	150,246	150,246	0 %
Fund Balance, Beginning of Period	0	(8,495)	(8,495)	0 %
Fund Balance, End of Period	0	141,751	141,751	0 %

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original

Cypress Mill

Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	552,675	558,326	5,651	1 %
DS Assessments - Off Roll	0	290,415	290,415	0 %
DS Assessments - Developer	0	58,480	58,480	0 %
Interest Earnings				
Interest Earnings	0	28	28	0 %
Total Revenues	<u>552,675</u>	<u>907,249</u>	<u>354,574</u>	<u>64 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	402,675	405,575	(2,900)	(1)%
Principal Payments	150,000	145,000	5,000	3 %
Total Expenditures	<u>552,675</u>	<u>550,575</u>	<u>2,100</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>356,674</u>	<u>356,674</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	139,309	139,309	0 %
Fund Balance, End of Period	<u>0</u>	<u>495,983</u>	<u>495,983</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Off Roll	515,775	514,410	(1,365)	(0)%
Interest Earnings				
Interest Earnings	0	25	25	0 %
Total Revenues	515,775	514,435	(1,340)	(0)%
Expenditures				
Debt Service Payments				
Interest Payments	335,775	338,138	(2,363)	(1)%
Principal Payments	180,000	180,000	0	0 %
Total Expenditures	515,775	518,138	(2,363)	(0)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3,718	3,718	0 %
Interfund Transfer				
Interfund Transfer	0	(14)	(14)	0 %
Total Other Financing Sources	0	3,703	3,703	0 %
Excess of Revenues Over (Under) Expenditures	0	1	1	0 %
Fund Balance, Beginning of Period	0	258,251	258,251	0 %
Fund Balance, End of Period	0	258,252	258,252	0 %

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	95	95	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95</u></u>	<u><u>95</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

301 - Capital Projects - Series 2020
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	43	43	0 %
Total Revenues	0	43	43	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	879,835	(879,835)	0 %
Total Expenditures	0	879,835	(879,835)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	14	14	0 %
Interfund Transfer				
Interfund Transfer	0	(3,718)	(3,718)	0 %
Total Other Financing Sources	0	(3,703)	(3,703)	0 %
Excess of Revenues Over (Under) Expenditures	0	(883,496)	(883,496)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	0	574,789	574,789	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, Beginning of Period	0	16,066,939	16,066,939	0 %
Fund Balance, End of Period	<u>0</u>	<u>16,066,939</u>	<u>15,187,104</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Bank Balance	147,106.77
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	147,106.77
Balance Per Books	<u>147,106.77</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1277	8/2/2021	System Generated Check/Voucher	3,866.69	Meritus Districts
1278	8/2/2021	System Generated Check/Voucher	17,325.00	Steadfast Contractors Alliance, LLC
1279	8/9/2021	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1280	8/9/2021	System Generated Check/Voucher	1,000.00	Steadfast Contractors Alliance, LLC
1281	8/9/2021	System Generated Check/Voucher	654.00	Straley Robin Vericker
1282	8/19/2021	System Generated Check/Voucher	6,759.01	Tampa Electric
CD038	8/19/2021	August Bank Fee	3.18	
Cleared Checks/Vouchers			30,672.88	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 9/28/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Debris in the ponds near the construction work.
INVASIVE MATERIAL (FLOATING)	20	15	-5	Algae in a few of the ponds
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Some perimeter weeds
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 9/28/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	25	-5	A dead palm tree needs to be removed
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	683	-17	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: September

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Fire ants</u>
PLANT FERTILITY	5	4	-1	<u>Fair</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Better</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	3	-2	<u>Needs fresh mulch</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Turf weeds</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	92	-8	92%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____



The Fall rotation of annuals were recently planted.



Bougainvillea plants have been added to the planter at the entrance monument.



The fountain grass needs to be kept trimmed below the sign at the entrance off of Beth Shields.



The brush growing out of the conservation area along Greenleaf Bay needs to be trimmed back.



The turf quality has improved along Camp Island.



The Pocket Park on Wash Island is in good condition.



The street trees along Miller Creek have been trimmed up.



Landscape conditions have improved.



Tree wells have been edged but fresh mulch is needed.



The recently installed landscape in the pocket park on Gomez Rock is doing well.



Steadfast is doing a good job on keeping the landscape beds free of weeds.



The liriope plants look healthier.



Turf clippings from the recent mowing need to be dispersed.



A few of the ponds had an algae outbreak but have been treated.











Daily Logs List

Sep 2, 2021

Job: SM1039 Cypress Mills CDD Maintenance

Added By: Ronaldo Hernandez

Log Notes:

Irrigation Wet Check

We check all areas of the entrance clock, It has 40 zones in total.

The zone 4,5,27,28 35,36,37,38,39 do not have time on the clock, give them time to check them. Zone 11, 12 the decoder is bad I couldn't check them.

We checked 38 zones for everything

Repairs Made:

ZONE 1: we changed two covered basins because they were full of earth.

ZONE 3: we fixed two broken drip lines and a broken bubbler.

ZONE 4: we fix three drip lines, we use three couplers.

ZONE 14: we changed three covered basins all filled with dirt.

ZONE 16: we also change a covered nozzle.

ZONE 19: in this area we also change a covered nozzle is happens because some sprays are deeply buried and fill with dirt.

ZONE 27: we fix two cut drip lines and also cut funny pipe flex and changed three bubblers.

ZONE 28: we fixed a funny pipe line cut because it wasn't buried and I think the ones who cut the pipe probably cut it.

ZONE 30: we fix a broken sprays, and change a covered nozzle.

Zone 32: we changed three covered basins.

PARTS YOU USE:

13 new nozzles

1 new sprays

5 new bubbler

5 couples by drip

4 couples by funny pipe

3 nineties by funny pipe

Checamos todas las zonas del reloj de la entrada

Tiene 40 zonas en total.

La zona 4,5,27,28 35,36,37,38,39 no tienen tiempo en el reloj les coloque tiempo para checarlos. La zona 11, 12 el decoder está malo no pude checarlos.

Checamos 38 zonas por todo

ZONAS QUE CHECAMOS:

ZONA 1: cambiamos dos nasos tapado por que estaban llenos de tierra.

ZONA 3: arreglamos dos líneas de drip rotas y un bubbler quebrado.

ZONA 4: arreglamos tres líneas de drip utilizamos tres couples.

ZONA 14 : cambiamos tres nasos tapados todos llenos de tierra.

ZONA 16: también cambiamos un naso tapado.

ZONA 19 : en esta zona también cambiamos un naso tapado es pasa por que unos sprays están muy enterrados y se llenan de tierra.

ZONA 27: arreglamos dos líneas de drip cortados y también flex de funny pipe cortadas y cambiamos tres bubbler.

ZONA 28: arreglamos una línea de funny pipe cortada por que no estaba enterrada y creo que los que cortan el sácate probablemente lo cortaron.

ZONA 30: arreglamos un sprays quebrado, y cambiamos un naso tapado.

Zona 32: cambiamos tres nasos tapados.

PARTES QUE USE:

13 nasos nuevos

1 sprays nuevo

5 bubbler nuevos

5 couples de drip

4 couples de funny pipe

3 noventas de funny pipe

Weather Conditions:

Partly Cloudy with Heavy Rain



88° F

75° F

Wind: 15 mph

Humidity: 94%

Total Precip: 0.46"

Thu, Sep 2, 2021, 7:39 PM



