

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 13, 2022**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, JANUARY 13, 2022

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.

January 13, 2022

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Regular of Cypress Mill Community Development District will be held on **January 13, 2022 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: 7979718#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting October 14, 2021, Tab 01
 - B. Consideration of Operation and Maintenance Expenditures September 2021 Tab 02
 - C. Consideration of Operation and Maintenance Expenditures October 2021 Tab 03
 - D Consideration of Operation and Maintenance Expenditures November 2021 ... *Under Separate Cover*
 - E. Consideration of Operation and Maintenance Expenditures December 2021 Tab 04
- 5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING December 31, 2021...*Under Separate Cover***
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 05
 - i. Community Inspection Report
- 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

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

October 14, 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, October 14, 2021 at 9:15 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, October 14, 2021 at 9:15 a.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Gene Roberts	District Manager, Meritus	
Vivek Babbar	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. BUSINESS ITEMS

A. Consideration of Supervisor Compensation

Supervisor Evans stated she would like to start receiving the Supervisor's compensation for attending the monthly meetings. Supervisor Coffey, Supervisor Campagna, and Supervisor Wilson also stated they would like to receive the compensation.

B. Consideration of Steadfast Addendum Landscape Agreement

The Board reviewed the addendum to the Steadfast Landscape Agreement.

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

C. Discussion on Mulch Proposal

The Board reviewed the mulch proposal.

MOTION TO: Approve the mulch proposal for \$26,000.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Campagna
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
4/0 - Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting August 12, 2021

The Board reviewed the August 12, 2021 minutes.

MOTION TO: Approve the August 12, 2021 minutes.
MADE BY: Supervisor Coffey
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. Consideration of Minutes of the Continued Regular Meeting August 19, 2021

The Board reviewed the August 19, 2021 minutes.

MOTION TO: Approve the August 19, 2021 minutes.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
4/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures July 2021

The Board reviewed the July 2021 O&Ms.

MOTION TO: Approve the July 2021 O&Ms.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
4/0 - Motion Passed Unanimously

D. Consideration of Operations and Maintenance Expenditures August 2021

The Board reviewed the August 2021 O&Ms.

MOTION TO: Approve the Consent Agenda.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Wilson
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
4/0 - Motion Passed Unanimously

5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING AUGUST 30, 2021

The Board reviewed the financials. Supervisor Coffey asked how much money is available in the construction fund.

120 **6. VENDOR/STAFF REPORTS**

121 **A. District Counsel**

122
123 Mr. Babbar discussed the timing of the validation of the amenity center plan. Supervisor Coffey
124 stated that it would be in the fourth quarter of 2022.

125
126 **B. District Engineer**

127
128 There was nothing additional to report from the Engineer at this time.
129

130 **C. District Manager**

- 131 **i. Community Inspection Report**
132 **ii. Steadfast Daily Logs**
133

134 The Board reviewed the community inspection reports.
135
136

137 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
138

139 Supervisor Campagna asked for staff to provide a strategy of transition from developer to
140 residents on the Board. Mr. Lamb recommended they go through the election process in
141 November 2022.

142
143 Supervisor Coffey asked for Mr. Babbar to double check on the plats that are being turned over.
144

145 Supervisor Evans stated that Lennar will be repairing the pavers at the entrance and traffic will
146 need to be diverted to the back entrance while the repairs are being made.
147

148
149 **8. PUBLIC COMMENTS**
150

151 There were no public comments.
152
153
154

9. ADJOURNMENT

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

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

Title:

☐ **Chairman**
☐ **Vice Chairman**

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	10888	\$ 3,871.55		Management Services - September 2021
Meritus Districts	10932	4,053.23	\$ 7,924.78	Management Services - October 2021
Sitex Aquatics	5265B	1,065.00		Lake Maintenance - 9/1/2021
SteadFast	SM 5324	11,525.00		Landscape Maintenance 9/1/2021
Steadfast	SM 5365	275.00	\$ 11,800.00	Landscape Maintenance - 9/2/2021
Monthly Contract Sub-Total		\$ 20,789.78		
Variable Contract				
Fieldstone	9678	\$ 2,316.20		Maintenance CDD Addendum -04/01/2021
Steadfast	SM 5366	800.00		Maintenance Service Request - 9/10/2021
Variable Contract Sub-Total		\$ 3,116.20		
Utilities				
Tampa Electric	211017895700 090921	\$ 2,701.73		Electric Services - Thru 9/2/2021
Tampa Electric	211018054091 090721	786.91		Electric Services - Thru 8/31/2021
Tampa Electric	211020388099 090721	1,173.09		Electric Services - Thru 8/31/2021
Tampa Electric	211022240322 090921	72.68		Electric Services - Thru 9/2/2021
Tampa Electric	221006350658 090721	104.48		Electric Services - Thru 8/31/2021
Tampa Electric	221006361218 090721	19.62		Electric Services - Thru 8/31/2021
Tampa Electric	221007463708 090921	31.03		Electric Services - Thru 9/2/2021
Tampa Electric	221007640941 090721	18.52		Electric Services - Thru 8/31/2021
Tampa Electric	221007706890 090721	18.52		Electric Services - Thru 9/3/2021
Tampa Electric	221007832001 090721	567.01		Electric Services - Thru 8/31/2021
Tampa Electric	221008279970 090721	2,085.29	\$ 7,578.88	Electric Services - Thru 8/31/2021
Utilities Sub-Total		\$ 7,578.88		

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
SteadFast	SCA 10972	\$ 690.00		Landscape Service Request - 9/13/2021
Regular Services Sub-Total		\$ 690.00		
Additional Services				
SteadFast	SM 5391	\$ 2,250.00		Annuals Fall Rotation - 9/20/2021
Additional Services Sub-Total		\$ 2,250.00		
TOTAL:		\$ 34,424.86		

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.: 10888
DATE: 09/01/2021
DUE DATE: 09/01/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
57300/3101	District Management Services September		3,333.33
3201	Accounting Services		375.00
5103	Website Administration		150.00
4101	Postage July		3.77
63 4101	Copies BW July	0.15	9.45
SUBTOTAL			3,871.55
NEW CHARGES			
TOTAL			3,871.55

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10932
DATE: 10/01/2021
DUE DATE: 10/01/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		3,333.33
	Accounting Services		562.50
	Website Administration		150.00
	Postage August		2.75
31	Copies BW August	0.15	4.65
SUBTOTAL			4,053.23
NEW CHARGES			
TOTAL			4,053.23





Invoice

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

Date	Invoice #
9/1/2021	5265B

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-September	1,065.00	1,065.00
<p>53900 - 4307 402</p> <div> <p>Please note that our remittance address has changed. Our new remittance address is:</p> <p>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 #
9/1/2021	SM-5324

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 September 2021				
1	Core Landscape Maintenance		10,080.00		10,080.00
1	Water Management		700.00		700.00
1	Fertilization and Pesticide		745.00		745.00
53900-4604 LR					

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

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



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
9/2/2021	SM-5365

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
	SM-WO-0206			Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
1	Monthly Irrigation Wet Check	0.00	9/2/2021	0.00	
1	Notes: 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 we couldn't check them. (Proposal is being submitted to replace these) 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	275.00	9/2/2021	275.00	

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

Total

Payments/Credits

Balance Due

53900 - 4611
62



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
9/2/2021	SM-5365

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
	SM-WO-0206			Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
	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 USED: 13 new nozzles 1 new sprays 5 new bubbler 5 couples by drip 4 couples by funny pipe 3 nineties by funny pipe		9/2/2021		

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

Total	\$275.00
Payments/Credits	\$0.00
Balance Due	\$275.00



FIELDSTONE

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 9678

Date	PO#
04/01/21	
SalesRep	Terms
Scott LeRoy	Net 30

Bill To

Cypress Mill Common CDD
c/o Meritus Corp
2005 Pan Am Circle
Suite #300
Tampa, FL 33607

Property Address

Cypress Mill Common CDD
15720 Miller Creek Dr
Ruskin, FL 33573

Item	Qty / UOM	Rate	Ext. Price	Amount
#4973 - Maintenance CDD Addendum April 2021			\$2,316.20	\$2,316.20

Sales Tax	\$0.00
Grand Total	\$2,316.20

53900 - 464

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
9/9/2021	SM-5366

Bill To

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

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

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: Tractor and Skid Steer bush hog mowing of the pond bank on the far back side near I75.		800.00	9/10/2021	800.00
53900 4605 LW					

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

Total	\$800.00
Payments/Credits	\$0.00
Balance Due	\$800.00

Statement Date: 09/09/2021

Account: 211017895700

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

Current month's charges:	\$2,701.73
Total amount due:	\$2,701.73
Payment Due By:	09/30/2021

Your Account Summary

Previous Amount Due	\$2,685.56
Payment(s) Received Since Last Statement	-\$2,685.56
Current Month's Charges	\$2,701.73
Total Amount Due	\$2,701.73

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ALERTS

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Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



OUTAGE
INFO

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:	\$2,701.73
Total amount due:	\$2,701.73
Payment Due By:	09/30/2021

Amount Enclosed \$

688420492608

00001758 02 AV 0.42 33607 FTECO109092122462610 00000 01 01000000 004 01 1758 006



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

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

6884204926082110178957000000002701734



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

Details of Charges – Service from 08/04/2021 to 09/02/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1468 kWh @ \$0.02734/kWh	\$40.14
Fixture & Maintenance Charge	76 Fixtures	\$955.90
Lighting Pole / Wire	76 Poles	\$1636.28
Lighting Fuel Charge	1468 kWh @ \$0.04187/kWh	\$61.47
Storm Protection Charge	1468 kWh @ \$0.00354/kWh	\$5.20
Florida Gross Receipt Tax		\$2.74

Lighting Charges

\$2,701.73

Total Current Month's Charges

\$2,701.73

00001758-0003564-Page 3 of 12



Statement Date: 09/07/2021

Account: 211018054091

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



Current month's charges:	\$786.91
Total amount due:	\$786.91
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$796.46
Payment(s) Received Since Last Statement	-\$796.46
Current Month's Charges	\$786.91
Total Amount Due	\$786.91

00000035-0000912-Page 15 of 30

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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:	\$786.91
Total amount due:	\$786.91
Payment Due By:	09/28/2021

Amount Enclosed \$
690889632342

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

Received
SEP 13 2021

6908896323422110180540910000000786917

Account: 211018054091
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	452 kWh @ \$0.02734/kWh	\$12.36
Fixture & Maintenance Charge	7 Fixtures	\$101.14
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	452 kWh @ \$0.04187/kWh	\$18.93
Storm Protection Charge	452 kWh @ \$0.00354/kWh	\$1.60
Florida Gross Receipt Tax		\$0.84

Lighting Charges

\$326.23

Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.02734/kWh	\$6.75
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.04187/kWh	\$10.34
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.46

Lighting Charges

\$460.68

Total Current Month's Charges

\$786.91

Statement Date: 09/07/2021

Account: 211020388099

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

Current month's charges:	\$1,173.09
Total amount due:	\$1,173.09
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$1,166.12
Payment(s) Received Since Last Statement	-\$1,166.12
Current Month's Charges	\$1,173.09
Total Amount Due	\$1,173.09

53100
4301

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See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,173.09
Total amount due:	\$1,173.09
Payment Due By:	09/28/2021

Amount Enclosed \$

677309420737

00000674 01 AV 0.42 33607 FTECO108072123040410 00000 03 01000000 014 02 15046 002



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

Received

SEP 10 2021

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

6773094207372110203880990000001173098

Account: 211020388099
Statement Date: 09/07/2021
Current month's charges due 09/28/2021

Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	589 kWh @ \$0.02734/kWh	\$16.10
Fixture & Maintenance Charge	31 Fixtures	\$387.19
Lighting Pole / Wire	31 Poles	\$667.43
Lighting Fuel Charge	589 kWh @ \$0.04187/kWh	\$24.66
Storm Protection Charge	589 kWh @ \$0.00354/kWh	\$2.09
Florida Gross Receipt Tax		\$1.10
Franchise Fee		\$71.96
Municipal Public Service Tax		\$2.56

Lighting Charges

\$1,173.09

Total Current Month's Charges

\$1,173.09

00000674-0001667-Page 3 of 4



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

Statement Date: 09/09/2021

Account: 211022240322

Current month's charges:	\$72.68
Total amount due:	\$72.68
Payment Due By:	09/30/2021

Your Account Summary

Previous Amount Due	\$74.12
Payment(s) Received Since Last Statement	-\$74.12
Current Month's Charges	\$72.68
Total Amount Due	\$72.68

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See reverse side for more information

Account: 211022240322

Current month's charges:	\$72.68
Total amount due:	\$72.68
Payment Due By:	09/30/2021

Amount Enclosed \$
622988570861



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

Received
SEP 13 2021

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

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

Details of Charges – Service from 08/04/2021 to 09/02/2021

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	09/02/2021	1,791		1,292		499 kWh	1	30 Days

Basic Service Charge
 Energy Charge
 Fuel Charge
 Storm Protection Charge
 Florida Gross Receipt Tax

499 kWh @ \$0.06076/kWh
 499 kWh @ \$0.04255/kWh
 499 kWh @ \$0.00251/kWh

\$18.06
 \$30.32
 \$21.23
 \$1.25
 \$1.82

Electric Service Cost

\$72.68

Total Current Month's Charges

\$72.68

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00001758-0003566-Page 7 of 12



Statement Date: 09/07/2021

Account: 221006350658

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



Current month's charges:	\$104.48
Total amount due:	\$104.48
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$193.65
Payment(s) Received Since Last Statement	-\$193.65
Current Month's Charges	\$104.48
Total Amount Due	\$104.48

00000035-0000916-Page 23 of 30

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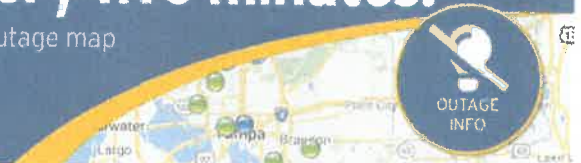
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See reverse side for more information

Account: 221006350658

Current month's charges:	\$104.48
Total amount due:	\$104.48
Payment Due By:	09/28/2021

Amount Enclosed \$ 683482244406

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

Received
SEP 13 2021

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

683482244062210063506580000000104489

ACCOUNT INVOICE

tampaelectric.com



Account: 221006350658
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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	08/31/2021	10,352		9,560		792 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	792 kWh @ \$0.06076/kWh	\$48.12
Fuel Charge	792 kWh @ \$0.04255/kWh	\$33.70
Storm Protection Charge	792 kWh @ \$0.00251/kWh	\$1.99
Florida Gross Receipt Tax		\$2.61

Electric Service Cost
\$104.48
Total Current Month's Charges
\$104.48

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)




ACCOUNT INVOICE

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Statement Date: 09/07/2021
Account: 221006361218

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



Current month's charges:	\$19.62
Total amount due:	\$19.62
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$22.74
Payment(s) Received Since Last Statement	-\$22.74
Current Month's Charges	\$19.62
Total Amount Due	\$19.62

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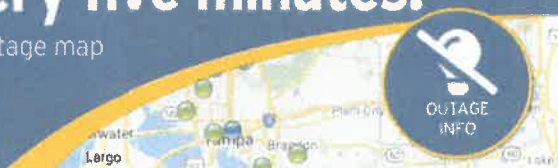
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$19.62
Total amount due:	\$19.62
Payment Due By:	09/28/2021

Amount Enclosed \$

683482244407

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

Received
SEP 13 2021

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

Account: 221006361218
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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	08/31/2021	13,351		13,341		10 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	10 kWh @ \$0.06076/kWh	\$0.61
Fuel Charge	10 kWh @ \$0.04255/kWh	\$0.43
Storm Protection Charge	10 kWh @ \$0.00251/kWh	\$0.03
Florida Gross Receipt Tax		\$0.49

Electric Service Cost

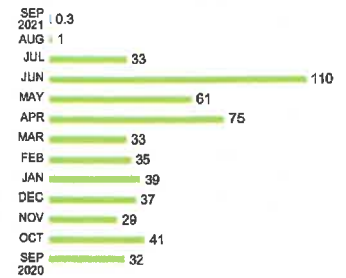
\$19.62

Total Current Month's Charges

\$19.62

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 09/09/2021

Account: 221007463708

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

Current month's charges:	\$31.55
Total amount due:	\$31.03
Payment Due By:	09/30/2021

Your Account Summary

Previous Amount Due	\$30.99
Payment(s) Received Since Last Statement	-\$30.99
Miscellaneous Credits	-\$0.52
Credit balance after payments and credits	-\$0.52
Current Month's Charges	\$31.55
Total Amount Due	\$31.03

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See reverse side for more information

Account: 221007463708

Current month's charges:	\$31.55
Total amount due:	\$31.03
Payment Due By:	09/30/2021

Amount Enclosed \$ 616815743068

Received

SEP 13 2021

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: 09/09/2021
Current month's charges due 09/30/2021

Details of Charges – Service from 08/04/2021 to 09/02/2021

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	09/02/2021	598		478		120 kWh	1	30 Days

Basic Service Charge					\$18.06
Energy Charge	120 kWh @ \$0.06076/kWh				\$7.29
Fuel Charge	120 kWh @ \$0.04255/kWh				\$5.11
Storm Protection Charge	120 kWh @ \$0.00251/kWh				\$0.30
Florida Gross Receipt Tax					\$0.79

Electric Service Cost

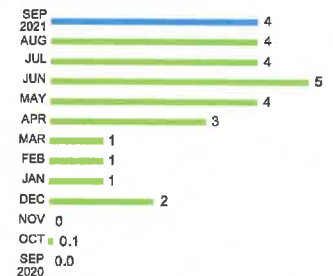
\$31.55

Total Current Month's Charges

\$31.55

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$0.52
---	---------

Total Current Month's Credits

-\$0.52

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.



Statement Date: 09/07/2021

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:	09/28/2021

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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See reverse side for more information

Account: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/28/2021

Amount Enclosed \$

631630539099

Received

SEP 13 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: 221007640941
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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	08/31/2021	0		0		0 kWh	1	32 Days

Tampa Electric Usage History

Basic Service Charge
Florida Gross Receipt Tax

\$18.06
\$0.46

Kilowatt-Hours Per Day
(Average)

Electric Service Cost

\$18.52

Total Current Month's Charges

\$18.52

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2021

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:	09/28/2021

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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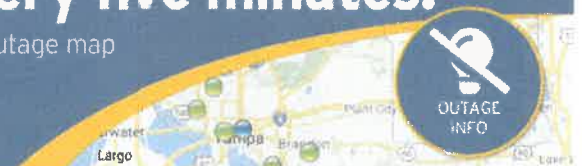
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See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/28/2021

Amount Enclosed \$

631630539100

Received

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

SEP 13 2021

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

6316305391002210077068900000000018521

Account: 221007706890
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 08/04/2021 to 09/03/2021

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	09/03/2021	0		0		0 kWh	1	31 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)

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

Statement Date: 09/07/2021
Account: 221007832001

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

Current month's charges: \$567.01
Total amount due: \$567.01
Payment Due By: 09/28/2021

Your Account Summary

Previous Amount Due	\$563.65
Payment(s) Received Since Last Statement	-\$563.65
Current Month's Charges	\$567.01
Total Amount Due	\$567.01

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See reverse side for more information

Account: 221007832001

Current month's charges: \$567.01
Total amount due: \$567.01
Payment Due By: 09/28/2021

Amount Enclosed \$

646445324653

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

Received
SEP 13 2021

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

Account: 221007832001
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.02734/kWh	\$8.31
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.04187/kWh	\$12.73
Storm Protection Charge	304 kWh @ \$0.00354/kWh	\$1.08
Florida Gross Receipt Tax		\$0.57

Lighting Charges

\$567.01

Total Current Month's Charges

\$567.01

00000035-00000015-Page 29 of 30

Statement Date: 09/07/2021
Account: 221008279970

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



Current month's charges: \$2,085.29
Total amount due: \$2,085.29
Payment Due By: 09/28/2021

Your Account Summary

Previous Amount Due	\$1,188.68
Payment(s) Received Since Last Statement	-\$1,188.68
Current Month's Charges	\$2,085.29
Total Amount Due	\$2,085.29

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See reverse side for more information

Account: 221008279970

Current month's charges: \$2,085.29
Total amount due: \$2,085.29
Payment Due By: 09/28/2021

Amount Enclosed \$

608173793719

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

Received
SEP 13 2021

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

Account: 221008279970
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	981 kWh @ \$0.02734/kWh	\$26.82
Fixture & Maintenance Charge	52 Fixtures	\$644.80
Lighting Pole / Wire	52 Poles	\$1111.49
Lighting Fuel Charge	981 kWh @ \$0.04187/kWh	\$41.07
Storm Protection Charge	981 kWh @ \$0.00354/kWh	\$3.47
Florida Gross Receipt Tax		\$1.83
Franchise Fee		\$119.83
Municipal Public Service Tax		\$4.26
State Tax		\$131.72

Lighting Charges

\$2,085.29

Total Current Month's Charges

\$2,085.29

00000035-0000815-Page 21 of 30



Steadfast Contractors Alliance, LLC

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

844-347-0702 | office@steadfastalliance.com

Invoice

Date	Invoice #
9/13/2021	SCA-10972

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	
	SCA-WO-2000			Net 30	SM1039 Cypress Mills CDD Maintenance	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Landscape Service Request:			0.00	9/13/2021	0.00
	Plant Bougainvillea at the front entry under the sign.					
35	Bougainvillea 3gal Helen Johnson		ea	18.00	9/13/2021	630.00
10	Mini/Nugget Mulch - Bagged - 3 cu ft bag			6.00	9/13/2021	60.00
1	Sand filled Pavers, used 1/4 yard. No Charge.			0.00	9/13/2021	0.00
53900.4607 412						

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

Total	\$690.00
Payments/Credits	\$0.00
Balance Due	\$690.00



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
9/20/2021	SM-5391

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
			Matthew	Due on re...	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1,000	Annuals Fall Rotation		2.25	9/17/2021	2,250.00
53900-4607 CD					

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

Total	\$2,250.00
Payments/Credits	\$0.00
Balance Due	\$2,250.00

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11047	\$ 4,354.69		District Management Services - November
Sitex Aquatics	5385B	1,065.00		Lake Maintenance - October
SteadFast	5476	11,252.00		Landscape Maintenance - October
Monthly Contract Sub-Total		\$ 16,671.69		

Variable Contract				
Supervisor: Becky Wilson	BW 101421	\$ 200.00		Supervisor Fee -10/14/21
Supervisor: Kelly Evans	KE 101421	200.00		Supervisor Fee -10/14/21
Supervisor: Laura Coffey	LCO 101421	200.00		Supervisor Fee -10/14/21
Supervisor: Lori Campagna	LC101421	200.00		Supervisor Fee - 10/14/21
Variable Contract Sub-Total		\$ 800.00		

Utilities				
Tampa Electric	211017895700 100821	\$ 2,701.73		Electric Services Thru 10/04/2021
Tampa Electric	211018054091 100621	785.72		Electric Services Thru 9/30/2021
Tampa Electric	211020388099 100621	1,173.09		Electric Services Thru 9/30/2021
Tampa Electric	211022240322 100821	74.97		Electric Services Thru 10/04/2021
Tampa Electric	221006350658 100621	176.97		Electric Services Thru 9/30/2021
Tampa Electric	221006361218 100621	28.83		Electric Services Thru 9/30/2021
Tampa Electric	221007463708 100821	30.46		Electric Services Thru 10/04/2021
Tampa Electric	221007640941 100621	18.52		Electric Services Thru 9/30/2021
Tampa Electric	221007706890 100621	18.52		Electric Services Thru 10/04/2021
Tampa Electric	221007832001 100621	567.01		Electric Services Thru 9/30/2021
Tampa Electric	221008279970 100621	2,100.43	\$ 7,676.25	Electric Services Thru 9/30/2021
Utilities Sub-Total		\$ 7,676.25		

Regular Services				
-------------------------	--	--	--	--

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SteadFast	11063	\$ 1,177.50		Repair and Maintenance Service - 9/30/2021
Straley Robin Vericker	20424	858.50		Professional Services Thru 9/15/2021
Tampa Bay Times	184333 100621	495.00		Meeting Schedule - Affidavit Material - 10/06/21
Regular Services Sub-Total		\$ 2,531.00		
Additional Services				
DEO	85416	\$ 175.00		FY22 Special District Fee - 10/01/21
SteadFast	5533	750.00		Super Glue Purchase - 10/25/2021
Additional Services Sub-Total		\$ 925.00		
TOTAL:		\$ 28,603.94		

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.: 11047
DATE: 11/01/2021
DUE DATE: 11/01/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		3,333.33
	Accounting Services		562.50
	Website Administration		150.00
	Postage September		3.91
33	Copies BW September	0.15	4.95
SUBTOTAL			4,054.69
NEW CHARGES			
TOTAL			4,054.69

*Dissen. note
300*



*300.00
4354.69*



Invoice

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

Date	Invoice #
10/1/2021	5385B

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-October	1,065.00	1,065.00
<p>53900.4307 42</p> <p>Please note that our remittance address has changed. Our new remittance address is:</p> <p>7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</p>			
		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 #
10/1/2021	SM-5476

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 October 2021				
1	Core Landscape Maintenance	10,080.00		10,080.00	
1	Water Management	700.00		700.00	
1	Fertilization and Pesticide	745.00		745.00	
53900-4604 CIR					

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

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

CYPRESS MILL CDD

MEETING DATE: October 14, 2021

DMS: _____ 

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

BW 101421

CYPRESS MILL CDD

MEETING DATE: October 14, 2021

DMS: _____ 

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

KE 101421

CYPRESS MILL CDD

MEETING DATE: October 14, 2021

DMS: _____ 

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

LCD 101421

CYPRESS MILL CDD

MEETING DATE: October 14, 2021

DMS: _____ 

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

LC. 101421



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 10/08/2021
Account: 211017895700

Current month's charges:	\$2,701.73
Total amount due:	\$2,701.73
Payment Due By:	10/29/2021

Your Account Summary

Previous Amount Due	\$2,701.73
Payment(s) Received Since Last Statement	-\$2,701.73
Current Month's Charges	\$2,701.73
Total Amount Due	\$2,701.73

Safety tip: ask for identification

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



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See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,701.73
Total amount due:	\$2,701.73
Payment Due By:	10/29/2021

Amount Enclosed \$ _____

677309437659



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

Received
OCT 15 2021

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

6773094376592110178957000000002701733

Account: 211017895700
Statement Date: 10/08/2021
Current month's charges due 10/29/2021

Details of Charges – Service from 09/03/2021 to 10/04/2021

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 @ \$0.02734/kWh	\$40.14
Fixture & Maintenance Charge	76 Fixtures	\$955.90
Lighting Pole / Wire	76 Poles	\$1636.28
Lighting Fuel Charge	1468 kWh @ \$0.04187/kWh	\$61.47
Storm Protection Charge	1468 kWh @ \$0.00354/kWh	\$5.20
Florida Gross Receipt Tax		\$2.74
Lighting Charges		\$2,701.73

Total Current Month's Charges

\$2,701.73

00003622-0007350-Page 11 of 12

Important Messages

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Statement Date: 10/06/2021

Account: 211018054091

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

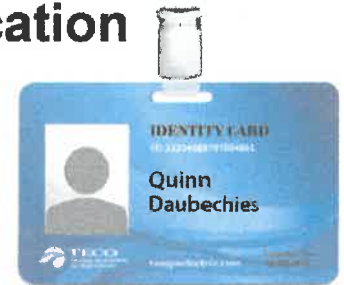
Current month's charges:	\$785.72
Total amount due:	\$785.72
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$786.91
Payment(s) Received Since Last Statement	-\$786.91
Current Month's Charges	\$785.72
Total Amount Due	\$785.72

Safety tip: ask for identification

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See reverse side for more information

Account: 211018054091

Current month's charges:	\$785.72
Total amount due:	\$785.72
Payment Due By:	10/27/2021

Amount Enclosed \$

690889644580

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

Received
OCT 13 2021

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

Account: 211018054091
 Statement Date: 10/06/2021
 Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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	448 kWh @ \$0.02734/kWh	\$12.25
Fixture & Maintenance Charge	7 Fixtures	\$100.24
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	448 kWh @ \$0.04187/kWh	\$18.76
Storm Protection Charge	448 kWh @ \$0.00354/kWh	\$1.59
Florida Gross Receipt Tax		\$0.84

Lighting Charges

\$325.04

Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/kWh	\$6.75
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.04187/kWh	\$10.34
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.46

Lighting Charges

\$460.68

Total Current Month's Charges

\$785.72

Important Messages

Adjust for Winter Pricing

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Statement Date: 10/06/2021
Account: 211020388099

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

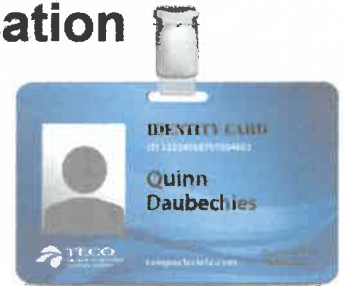
Current month's charges:	\$1,173.09
Total amount due:	\$1,173.09
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$1,173.09
Payment(s) Received Since Last Statement	-\$1,173.09
Current Month's Charges	\$1,173.09
Total Amount Due	\$1,173.09

Safety tip: ask for identification

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See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,173.09
Total amount due:	\$1,173.09
Payment Due By:	10/27/2021
Amount Enclosed	\$

604470113149

00000623 01 AV 0.42 33607 FTECO110062122580610 00000 03 01000000 014 02 14666 002



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



Received
OCT 13 2021

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

Account: 211020388099
Statement Date: 10/06/2021
Current month's charges due 10/27/2021

Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/kWh	\$16.10
Fixture & Maintenance Charge	31 Fixtures	\$387.19
Lighting Pole / Wire	31 Poles	\$667.43
Lighting Fuel Charge	589 kWh @ \$0.04187/kWh	\$24.66
Storm Protection Charge	589 kWh @ \$0.00354/kWh	\$2.09
Florida Gross Receipt Tax		\$1.10
Franchise Fee		\$71.96
Municipal Public Service Tax		\$2.56
Lighting Charges		\$1,173.09

Total Current Month's Charges

\$1,173.09

00000623-0001552-Page 3 of 4

Important Messages

Adjust for Winter Pricing

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Statement Date: 10/08/2021

Account: 211022240322

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

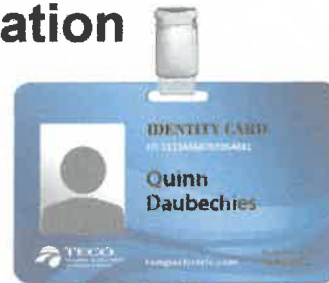
Current month's charges:	\$74.97
Total amount due:	\$74.97
Payment Due By:	10/29/2021

Your Account Summary

Previous Amount Due	\$72.68
Payment(s) Received Since Last Statement	-\$72.68
Current Month's Charges	\$74.97
Total Amount Due	\$74.97

Safety tip: ask for identification

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Account: 211022240322

Current month's charges:	\$74.97
Total amount due:	\$74.97
Payment Due By:	10/29/2021

Amount Enclosed \$

602001003513



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

Received
OCT 15 2021

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

Account: **211022240322**
 Statement Date: 10/08/2021
 Current month's charges due **10/29/2021**

Details of Charges – Service from 09/03/2021 to 10/04/2021

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

Rate Schedule: General Service - Non Demand

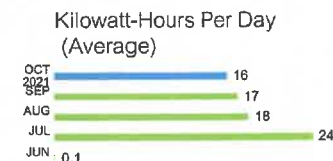
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	10/04/2021	2,311		1,791		520 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	520 kWh @ \$0.06076/kWh	\$31.60
Fuel Charge	520 kWh @ \$0.04255/kWh	\$22.13
Storm Protection Charge	520 kWh @ \$0.00251/kWh	\$1.31
Florida Gross Receipt Tax		\$1.87
Electric Service Cost		\$74.97

Total Current Month's Charges

\$74.97

Tampa Electric Usage History



00003622-0007348-Page 7 of 12

Important Messages

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Statement Date: 10/06/2021

Account: 221006350658

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

Current month's charges:	\$176.97
Total amount due:	\$176.97
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$104.48
Payment(s) Received Since Last Statement	-\$104.48
Current Month's Charges	\$176.97
Total Amount Due	\$176.97

Safety tip: ask for identification

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See reverse side for more information

Account: 221006350658

Current month's charges:	\$176.97
Total amount due:	\$176.97
Payment Due By:	10/27/2021
Amount Enclosed	\$

651383592628

Received

OCT 13 2021

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: 10/06/2021
 Current month's charges due **10/27/2021**



Details of Charges – Service from 09/01/2021 to 09/30/2021

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	09/30/2021	11,812		10,352		1,460 kWh	1	30 Days

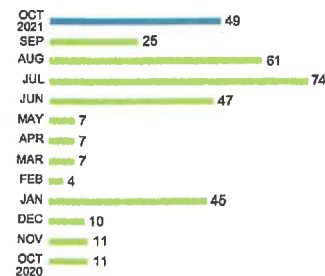
Basic Service Charge		\$18.06
Energy Charge	1,460 kWh @ \$0.06076/kWh	\$88.71
Fuel Charge	1,460 kWh @ \$0.04255/kWh	\$62.12
Storm Protection Charge	1,460 kWh @ \$0.00251/kWh	\$3.66
Florida Gross Receipt Tax		\$4.42
Electric Service Cost		\$176.97

Total Current Month's Charges

\$176.97

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 221006361218

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

Current month's charges:	\$28.83
Total amount due:	\$28.83
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$19.62
Payment(s) Received Since Last Statement	-\$19.62
Current Month's Charges	\$28.83
Total Amount Due	\$28.83

Safety tip: ask for identification

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



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See reverse side for more information

Account: 221006361218

Current month's charges:	\$28.83
Total amount due:	\$28.83
Payment Due By:	10/27/2021

Amount Enclosed \$

651383592629

Received

OCT 13 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: 221006361218
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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	09/30/2021	13,446		13,351		95 kWh	1	30 Days

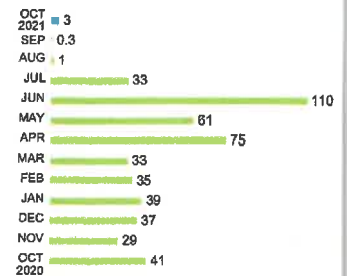
Basic Service Charge		\$18.06
Energy Charge	95 kWh @ \$0.06076/kWh	\$5.77
Fuel Charge	95 kWh @ \$0.04255/kWh	\$4.04
Storm Protection Charge	95 kWh @ \$0.00251/kWh	\$0.24
Florida Gross Receipt Tax		\$0.72
Electric Service Cost		\$28.83

Total Current Month's Charges

\$28.83

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000030-0000670-Page 5 of 30

Important Messages

Adjust for Winter Pricing

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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 10/08/2021
Account: 221007463708

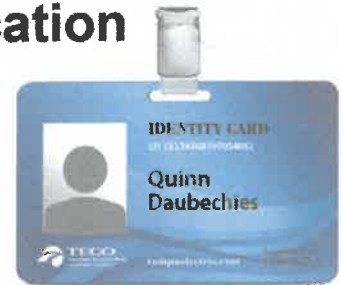
Current month's charges:	\$30.46
Total amount due:	\$30.46
Payment Due By:	10/29/2021

Your Account Summary

Previous Amount Due	\$31.03
Payment(s) Received Since Last Statement	-\$31.03
Current Month's Charges	\$30.46
Total Amount Due	\$30.46

Safety tip: ask for identification

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



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

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tampaelectric.com/bizsave

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: 221007463708

Current month's charges:	\$30.46
Total amount due:	\$30.46
Payment Due By:	10/29/2021

Amount Enclosed \$

606939239574

00003622 02 AV 0.42 33607 FTECO110082122412710 00000 01 01000000 008 01 3622 006

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

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

6069392395742210074637080000000030460

Account: 221007463708
Statement Date: 10/08/2021
Current month's charges due 10/29/2021

Details of Charges – Service from 09/03/2021 to 10/04/2021

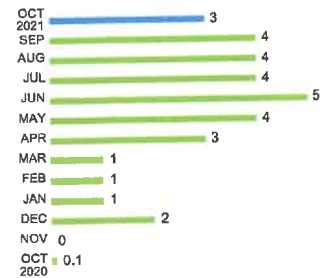
Service for: 3640 19TH AVE NE, MAIN ENTRY, RUSKIN, FL 33573

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	10/04/2021	708	598		110 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge

\$18.06

Energy Charge

110 kWh @ \$0.06076/kWh

\$6.68

Fuel Charge

110 kWh @ \$0.04255/kWh

\$4.68

Storm Protection Charge

110 kWh @ \$0.00251/kWh

\$0.28

Florida Gross Receipt Tax

\$0.76

Electric Service Cost

\$30.46

Total Current Month's Charges

\$30.46

Important Messages

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Statement Date: 10/06/2021

Account: 221007640941

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

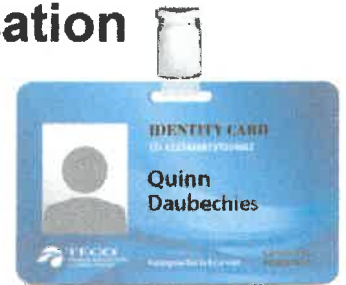
Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/27/2021

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

Safety tip: ask for identification

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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: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/27/2021
Amount Enclosed	\$

668667480094

Received

OCT 13 2021

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: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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	09/30/2021	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)

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

Total Current Month's Charges

\$18.52

Important Messages

Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 221007706890

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

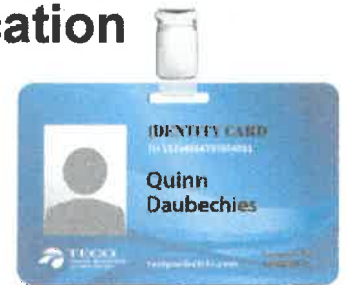
Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/27/2021

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

Safety tip: ask for identification

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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:	10/27/2021

Amount Enclosed

\$

668667480095

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

Received
OCT 13 2021

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

Account: 221007706890
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/04/2021 to 10/04/2021

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	10/04/2021	0		0		0 kWh	1	31 Days

Tampa Electric Usage History

Basic Service Charge	\$18.06	Kilowatt-Hours Per Day (Average)
Florida Gross Receipt Tax	\$0.46	
Electric Service Cost	\$18.52	

Total Current Month's Charges

\$18.52

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

00000030-0000682- Page 28 of 30

Important Messages

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Statement Date: 10/06/2021

Account: 221007832001

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

Current month's charges:	\$567.01
Total amount due:	\$567.01
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$567.01
Payment(s) Received Since Last Statement	-\$567.01
Current Month's Charges	\$567.01
Total Amount Due	\$567.01

Safety tip: ask for identification

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See reverse side for more information

Account: 221007832001

Current month's charges:	\$567.01
Total amount due:	\$567.01
Payment Due By:	10/27/2021

Amount Enclosed \$

639037954033

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

Received
OCT 13 2021

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

Account: 221007832001
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/kWh	\$8.31
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.04187/kWh	\$12.73
Storm Protection Charge	304 kWh @ \$0.00354/kWh	\$1.08
Florida Gross Receipt Tax		\$0.57

Lighting Charges

\$567.01

Total Current Month's Charges

\$567.01

00000030-0000674-Page 13 of 30

Important Messages

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Statement Date: 10/06/2021

Account: 221008279970

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

Current month's charges:	\$2,100.43
Total amount due:	\$2,100.43
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$2,085.29
Payment(s) Received Since Last Statement	-\$2,085.29
Current Month's Charges	\$2,100.43
Total Amount Due	\$2,100.43

Safety tip: ask for identification

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tampaelectric.com/bizsave

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008279970

Current month's charges:	\$2,100.43
Total amount due:	\$2,100.43
Payment Due By:	10/27/2021

Amount Enclosed \$

604470113542

Received
OCT 18 2021

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: 221008279970
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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	988 kWh @ \$0.02734/kWh	\$27.01
Fixture & Maintenance Charge	52 Fixtures	\$649.48
Lighting Pole / Wire	52 Poles	\$1119.56
Lighting Fuel Charge	988 kWh @ \$0.04187/kWh	\$41.37
Storm Protection Charge	988 kWh @ \$0.00354/kWh	\$3.50
Florida Gross Receipt Tax		\$1.84
Franchise Fee		\$120.70
Municipal Public Service Tax		\$4.29
State Tax		\$132.68

Lighting Charges

\$2,100.43

Total Current Month's Charges

\$2,100.43

00000030-0000678-Page 21 of 30

Important Messages

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Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
9/30/2021	SCA-11063

Bill To

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

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
	SM-WO-0238			Net 30	SM1039 Cypress Mills CDD Maintenance	
Quantity	Description		U/M	Rate	Serviced Date	Amount
3	Install 3 new decoders for zones 10, 11 & 12. Decoders were never installed by original installer. They are needed to run the irrigation on these zones.			175.00	9/27/2021	525.00
1	Zones 11 & 12 - There are multiple breaks on these zones, we will run through the system and make the repairs as needed to get these zones fully operational. Price includes labor and materials.			652.50	9/27/2021	652.50
	Date of Service: September 27, 2021					
	53900-4611 482					

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

Total	\$1,177.50
Payments/Credits	\$0.00
Balance Due	\$1,177.50

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

September 27, 2021
Client: 001503
Matter: 000001
Invoice #: 20424

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
8/18/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
8/19/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	
8/31/2021	VTs	REVIEW STEADFAST PROPOSAL FOR ADDITIONAL LANDSCAPING SERVICES, SEND CORRESPONDENCE TO G. ROBERTS, AND REVIEW REPLY WITH ATTACHMENTS FROM G. ROBERTS RE: LANDSCAPE MAINTENANCE SERVICES.	0.7	
9/1/2021	VTs	CORRESPONDENCE TO G. ROBERTS AND INITIAL PREPARATION OF ADDENDUM TO LANDSCAPE MAINTENANCE AGREEMENT WITH STEADFAST MAINTENANCE CONTRACTORS LLC.	0.7	
9/13/2021	VTs	CORRESPONDENCE TO G. ROBERTS RE: ADDENDUM TO STEADFAST AGREEMENT.	0.1	
9/14/2021	VTs	REVIEW CORRESPONDENCE FROM G. ROBERTS RE: ADDENDUM TO AGREEMENT WITH STEADFAST MAINTENANCE CONTRACTORS.	0.2	
9/15/2021	VTs	FINALIZE ADDENDUM TO AGREEMENT WITH STEADFAST MAINTENANCE CONTRACTORS AND TRANSMITTAL TO G. ROBERTS.	0.4	
Total Professional Services			2.9	\$858.50

5400 - 3107
GL

September 27, 2021
Client: 001503
Matter: 000001
Invoice #: 20424

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.8	\$260.00
VTs	Vanessa T. Steinerts	2.1	\$598.50

Total Services	\$858.50	
Total Disbursements	\$0.00	
Total Current Charges		\$858.50

PAY THIS AMOUNT	\$858.50
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/ 6/21	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
10/06/2021	Deirdre Almeida	184333
Total Amount Due	Ad Number	
\$495.00	0000187362	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/06/21	10/06/21	0000187362	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$493.00
10/06/21	10/06/21	0000187362	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x59 L	\$0.00 \$2.00

51300-4401
CL

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/ 6/21	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
10/06/2021	Deirdre Almeida	184333
Total Amount Due	Ad Number	
\$495.00	0000187362	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received
OCT 13 2021

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

CYPRESS MILL CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} SS

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 10/ 6/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **10/06/2021**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Mill Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the office of Meritus Corporations located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607 on the following dates and time:

October	14, 2021	9:15 A.M.
November	11, 2021	9:15 A.M.
December	09, 2021	9:15 A.M.
January	13, 2022	9:15 A.M.
February	10, 2022	9:15 A.M.
March	10, 2022	9:15 A.M.
April	14, 2022	9:15 A.M.
May	12, 2022	9:15 A.M.
June	09, 2022	9:15 A.M.
July	14, 2022	9:15 A.M.
August	11, 2022	9:15 A.M.
September	08, 2022	9:15 A.M.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Gene Roberts
 District Manager
 Run Date: 10/06/2021

0000187362



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85416			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Cypress Mill Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

2. Telephone: (813) 397-5120
 3. Fax: (813) 873-7070
 4. Email: brian.lamb@merituscorp.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: www.cypressmillcdd.com
 8. County(ies): Hillsborough
 9. Function(s): Community Development
 10. Boundary Map on File: 06/13/2018
 11. Creation Document on File: 06/13/2018
 12. Date Established: 06/13/2018
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Hillsborough County
 15. Creation Document(s): County Ordinance 18-14
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 10/06/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date: 10/5/2021

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

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

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**STEADFAST****Steadfast Contractors Alliance, LLC**

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

844-347-0702 | office@steadfastalliance.com

Invoice

Date	Invoice #
10/25/2021	SM-5533

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
			Matthew	Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
100	Liriope - Super Blue 1gal		7.50		750.00
53900- 4607 482					

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

Total	\$750.00
Payments/Credits	\$0.00
Balance Due	\$750.00

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11183	\$ 6,162.83		Management Service - December
Sitex Aquatics	5602B	1,065.00		Lake Maintenance - December
SteadFast	5616	13,730.00		Landscape Maintenance - November
SteadFast	5774	13,730.00	\$ 27,460.00	Landscape Maintenance - December
Monthly Contract Sub-Total		\$ 34,687.83		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211017895700 120921	\$ 2,639.38		Electric Service Thru 12/03/2021
Tampa Electric	211018054091 120721	786.35		Electric Service Thru 12/01/2021
Tampa Electric	211020388099 120721	1,173.09		Electric Service Thru 12/01/2021
Tampa Electric	211022240322 120921	74.21		Electric Service Thru 12/03/2021
Tampa Electric	221006350658 120721	344.66		
Tampa Electric	221006361218 120721	38.59		Electric Service Thru 12/01/2021
Tampa Electric	221007463708 120921	26.88		Electric Service Thru 12/03/2021
Tampa Electric	221007640941 120721	17.84		Electric Service Thru 12/01/2021
Tampa Electric	221007832001 120721	567.01		Electric Service Thru 12/01/2021
Tampa Electric	221008279970 120721	2,100.43	\$ 7,768.44	Electric Service Thru 12/01/2021
TECO	221007706890 120721	18.52		
Utilities Sub-Total		\$ 7,786.96		
Regular Services				
Egis	14657	\$ 8,980.00		Policy Renewal Thru 10/01/2022
Fields Consulting Group	2663	750.00		Warning Signs - 11/02/2021

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SteadFast	5699	506.25		Irrigation Maintenance - 10/12/2021
SteadFast	5704	640.00		Irrigation Maintenance - 10/13/2021
SteadFast	5758	230.00		Irrigation Maintenance - 10/15/2021
SteadFast	5706	75.00	\$ 1,451.25	Irrigation Maintenance - 12/2/2021
Straley Robin Vericker	20719	256.50		Professional Service Thru 11/15/2021
Regular Services Sub-Total		\$ 11,437.75		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 53,912.54		

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.: 11183


DATE: 12/14/2021

DUE DATE: 12/14/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services December	3,333.33	3,333.33
1	Accounting Services December	562.50	562.50
3	Dissemination Services October, November, December	700.00	2,100.00
1	Website Administration December	150.00	150.00
1	Postage October	5.30	5.30
78	Copies BW October	0.15	11.70
SUBTOTAL			6,162.83
NEW CHARGES			
TOTAL			6,162.83



✓



Invoice

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

Date	Invoice #
12/1/2021	5602B

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-December	1,065.00	1,065.00
<p>53900 - 4307 42</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>			
		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 #
11/1/2021	SM-5616

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 November 2021				
1	Core Landscape Maintenance	11,840.00		11,840.00	
1	Water Management	820.00		820.00	
1	Fertilization and Pesticide	1,070.00		1,070.00	
53900 4604 K					

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

Total	\$13,730.00
Payments/Credits	\$0.00
Balance Due	\$13,730.00



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
12/1/2021	SM-5774

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 December 2021				
1	Core Landscape Maintenance	11,840.00			11,840.00
1	Water Management	820.00			820.00
1	Fertilization and Pesticide	1,070.00			1,070.00
<p style="text-align: center;">53900-4604 402</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.

Total	\$13,730.00
Payments/Credits	\$0.00
Balance Due	\$13,730.00



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/09/2021

Account: 211017895700

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

Current month's charges:	\$2,701.73
Total amount due:	\$2,639.38
Payment Due By:	12/30/2021

Your Account Summary

Previous Amount Due	\$2,701.73
Payment(s) Received Since Last Statement	-\$2,701.73
Miscellaneous Credits	-\$62.35
Credit balance after payments and credits	-\$62.35
Current Month's Charges	\$2,701.73
Total Amount Due	\$2,639.38



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See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,701.73
Total amount due:	\$2,639.38
Payment Due By:	12/30/2021

Amount Enclosed \$
673605772953

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: 211017895700
Statement Date: 12/09/2021
Current month's charges due 12/30/2021



Details of Charges – Service from 11/03/2021 to 12/03/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1468 kWh @ \$0.02734/kWh	\$40.14
Fixture & Maintenance Charge	76 Fixtures	\$955.90
Lighting Pole / Wire	76 Poles	\$1636.28
Lighting Fuel Charge	1468 kWh @ \$0.04187/kWh	\$61.47
Storm Protection Charge	1468 kWh @ \$0.00354/kWh	\$5.20
Florida Gross Receipt Tax		\$2.74

Lighting Charges

\$2,701.73

Total Current Month's Charges

\$2,701.73

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$62.35

Total Current Month's Credits

-\$62.35

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Important Rate Information for Lighting Customers

The Florida Public Service Commission recently approved an increase to Tampa Electric's base rates, to increase production of clean, green energy and to make it easier for customers to do business with us. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2022.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 211018054091

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

Current month's charges:	\$802.42
Total amount due:	\$786.35
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$787.92
Payment(s) Received Since Last Statement	-\$787.92
Miscellaneous Credits	-\$16.07
Credit balance after payments and credits	-\$16.07
Current Month's Charges	\$802.42
Total Amount Due	\$786.35



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See reverse side for more information

Account: 211018054091

Current month's charges:	\$802.42
Total amount due:	\$786.35
Payment Due By:	12/28/2021

Amount Enclosed \$ 684716849643

Received

DEC 15 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 INVOICE

tampaelectric.com



Account: 211018054091
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	480 kWh @ \$0.02734/kWh	\$13.12
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	480 kWh @ \$0.04187/kWh	\$20.10
Storm Protection Charge	480 kWh @ \$0.00354/kWh	\$1.70
Florida Gross Receipt Tax		\$0.90

Lighting Charges

\$341.74

Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.02734/kWh	\$6.75
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.04187/kWh	\$10.34
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.46

Lighting Charges

\$460.68

Total Current Month's Charges

\$802.42

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$16.07

Total Current Month's Credits

-\$16.07

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Statement Date: 12/07/2021

Account: 211020388099

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

Current month's charges:	\$1,173.09
Total amount due:	\$1,173.09
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$1,173.09
Payment(s) Received Since Last Statement	-\$1,173.09
Current Month's Charges	\$1,173.09
Total Amount Due	\$1,173.09



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See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,173.09
Total amount due:	\$1,173.09
Payment Due By:	12/28/2021

Amount Enclosed \$ 637803423462

00001626 01 AV 0.42 33607 FTECO112072122281710 00000 03 01000000 013 02 9024 003



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

Received
DEC 13 2021

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



Account: 211020388099
Statement Date: 12/07/2021
Current month's charges due 12/28/2021

Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	589 kWh @ \$0.02734/kWh	\$16.10
Fixture & Maintenance Charge	31 Fixtures	\$387.19
Lighting Pole / Wire	31 Poles	\$667.43
Lighting Fuel Charge	589 kWh @ \$0.04187/kWh	\$24.66
Storm Protection Charge	589 kWh @ \$0.00354/kWh	\$2.09
Florida Gross Receipt Tax		\$1.10
Franchise Fee		\$71.96
Municipal Public Service Tax		\$2.56

Lighting Charges **\$1,173.09**

Total Current Month's Charges **\$1,173.09**

00001625-0006319-Page 3 of 6

Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission recently approved an increase to Tampa Electric's base rates, to increase production of clean, green energy and to make it easier for customers to do business with us. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2022.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/09/2021

Account: 211022240322

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

Current month's charges:	\$74.21
Total amount due:	\$74.21
Payment Due By:	12/30/2021

Your Account Summary

Previous Amount Due	\$69.44
Payment(s) Received Since Last Statement	-\$69.44
Current Month's Charges	\$74.21
Total Amount Due	\$74.21



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See reverse side for more information

Account: 211022240322

Current month's charges:	\$74.21
Total amount due:	\$74.21
Payment Due By:	12/30/2021

Amount Enclosed \$ 602001043008

Received

DEC 15 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 INVOICE

tampaelectric.com



Account: 211022240322
Statement Date: 12/09/2021
Current month's charges due 12/30/2021



Details of Charges – Service from 11/03/2021 to 12/03/2021

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	12/03/2021	3,293	2,780		513 kWh	1	31 Days

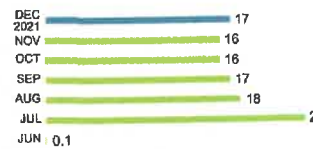
Basic Service Charge		\$18.06
Energy Charge	513 kWh @ \$0.06076/kWh	\$31.17
Fuel Charge	513 kWh @ \$0.04255/kWh	\$21.83
Storm Protection Charge	513 kWh @ \$0.00251/kWh	\$1.29
Florida Gross Receipt Tax		\$1.86
Electric Service Cost		\$74.21

Total Current Month's Charges

\$74.21

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000213-0002093-Page 5 of 20



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221006350658

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

Current month's charges:	\$344.66
Total amount due:	\$344.66
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$220.62
Payment(s) Received Since Last Statement	-\$220.62
Current Month's Charges	\$344.66
Total Amount Due	\$344.66



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for families in need in our community.

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

One Less Worry :)

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



See reverse side for more information

Account: 221006350658

Current month's charges:	\$344.66
Total amount due:	\$344.66
Payment Due By:	12/28/2021

Amount Enclosed \$

651383625350

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: 221006350658
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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	12/01/2021	16,679		13,674		3,005 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	3,005 kWh @ \$0.06076/kWh	\$182.58
Fuel Charge	3,005 kWh @ \$0.04255/kWh	\$127.86
Storm Protection Charge	3,005 kWh @ \$0.00251/kWh	\$7.54
Florida Gross Receipt Tax		\$8.62

Electric Service Cost

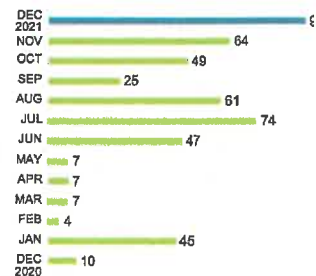
\$344.66

Total Current Month's Charges

\$344.66

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000054-0001213-Page 43 of 46



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221006361218

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

Current month's charges:	\$38.59
Total amount due:	\$38.59
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$88.09
Payment(s) Received Since Last Statement	-\$88.09
Current Month's Charges	\$38.59
Total Amount Due	\$38.59



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for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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



See reverse side for more information

Account: 221006361218

Current month's charges:	\$38.59
Total amount due:	\$38.59
Payment Due By:	12/28/2021

Amount Enclosed \$

651383625351

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: 221006361218
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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	12/01/2021	14,272		14,087		185 kWh	1	33 Days

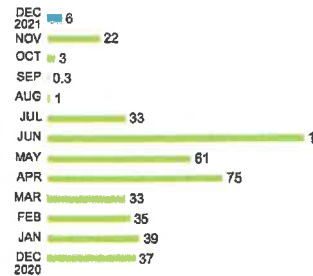
Basic Service Charge		\$18.06
Energy Charge	185 kWh @ \$0.06076/kWh	\$11.24
Fuel Charge	185 kWh @ \$0.04255/kWh	\$7.87
Storm Protection Charge	185 kWh @ \$0.00251/kWh	\$0.46
Florida Gross Receipt Tax		\$0.96
Electric Service Cost		\$38.59

Total Current Month's Charges

\$38.59

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000054-0001201-Page 18 of 46



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/09/2021

Account: 221007463708

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



Current month's charges:	\$26.88
Total amount due:	\$26.88
Payment Due By:	12/30/2021

Your Account Summary

Previous Amount Due	\$29.05
Payment(s) Received Since Last Statement	-\$29.05
Current Month's Charges	\$26.88
Total Amount Due	\$26.88



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for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

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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: 221007463708

Current month's charges:	\$26.88
Total amount due:	\$26.88
Payment Due By:	12/30/2021

Amount Enclosed \$

677309467632

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: 221007463708
Statement Date: 12/09/2021
Current month's charges due 12/30/2021



Details of Charges – Service from 11/03/2021 to 12/03/2021

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	12/03/2021	882		805		77 kWh	1	31 Days

Basic Service Charge
 Energy Charge
 Fuel Charge
 Storm Protection Charge
 Florida Gross Receipt Tax

77 kWh @ \$0.06076/kWh
 77 kWh @ \$0.04255/kWh
 77 kWh @ \$0.00251/kWh

\$18.06
 \$4.68
 \$3.28
 \$0.19
 \$0.67

Electric Service Cost

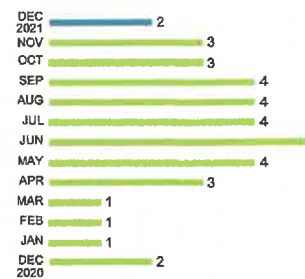
\$26.88

Total Current Month's Charges

\$26.88

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000213-0002096-Page 11 of 20



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007640941

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



Current month's charges:	\$18.52
Total amount due:	\$17.84
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Miscellaneous Credits	-\$0.68
Credit balance after payments and credits	-\$0.68
Current Month's Charges	\$18.52
Total Amount Due	\$17.84



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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:	\$17.84
Payment Due By:	12/28/2021

Amount Enclosed \$

621754062923

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: 221007640941
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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	12/01/2021	0		0		0 kWh	1	33 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06

\$0.46

\$18.52

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

Total Current Month's Charges

\$18.52

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$0.68

Total Current Month's Credits

-\$0.68

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021
Account: 221007832001

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

Current month's charges:	\$567.01
Total amount due:	\$567.01
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$567.01
Payment(s) Received Since Last Statement	-\$567.01
Current Month's Charges	\$567.01
Total Amount Due	\$567.01



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for families in need in our community.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$567.01
Total amount due:	\$567.01
Payment Due By:	12/28/2021

Amount Enclosed \$
622988623427

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: 221007832001
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.02734/kWh	\$8.31
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.04187/kWh	\$12.73
Storm Protection Charge	304 kWh @ \$0.00354/kWh	\$1.08
Florida Gross Receipt Tax		\$0.57
Lighting Charges		\$567.01

Total Current Month's Charges

\$567.01

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Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission recently approved an increase to Tampa Electric's base rates, to increase production of clean, green energy and to make it easier for customers to do business with us. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2022.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221008279970

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



Current month's charges:	\$2,100.43
Total amount due:	\$2,100.43
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$2,100.43
Payment(s) Received Since Last Statement	-\$2,100.43
Current Month's Charges	\$2,100.43
Total Amount Due	\$2,100.43



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

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One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



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:	\$2,100.43
Total amount due:	\$2,100.43
Payment Due By:	12/28/2021

Amount Enclosed \$

602001041139

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: 221008279970
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	988 kWh @ \$0.02734/kWh	\$27.01
Fixture & Maintenance Charge	52 Fixtures	\$649.48
Lighting Pole / Wire	52 Poles	\$1119.56
Lighting Fuel Charge	988 kWh @ \$0.04187/kWh	\$41.37
Storm Protection Charge	988 kWh @ \$0.00354/kWh	\$3.50
Florida Gross Receipt Tax		\$1.84
Franchise Fee		\$120.70
Municipal Public Service Tax		\$4.29
State Tax		\$132.68

Lighting Charges

\$2,100.43

Total Current Month's Charges

\$2,100.43

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Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission recently approved an increase to Tampa Electric's base rates, to increase production of clean, green energy and to make it easier for customers to do business with us. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2022.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

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:	12/28/2021

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



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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:	12/28/2021

Amount Enclosed \$

621754062924

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: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 11/03/2021 to 12/03/2021

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	12/03/2021	0		0		0 kWh	1	31 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)

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

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

INVOICE

Customer	Cypress Mill Community Development District
Acct #	891
Date	09/21/2021
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 8,980.00
Payment Amount	
Payment for:	Invoice#14657
100121391	

Thank You

Please detach and return with payment



Customer: Cypress Mill Community Development District

Invoice	Effective	Transaction	Description	Amount
14657	10/01/2021	Renew policy	Policy #100121391 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/21/2021 \$3410 - property \$3064 - gen. liab \$2506 - pub. liab	8,980.00
				Total
				\$ 8,980.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/21/2021



Invoice

**MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop
Trinity, FL 34655

Date	Invoice #
11/2/2021	2663

Bill To
Meritus Cypress Mill CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"No Soliciting" (18x24) reflective metal (.080) sign with black and reverse white text, black on the back. 7-ft decorative fluted black post, acorn black metal finial top, Americana style short black metal base, (2) black post clamps.	2	300.00	600.00
Install (Signage)	Deliver, assemble and install sign with cement (Sun City)	2	75.00	150.00

53906 - 4605
62

Subtotal	\$750.00
Sales Tax (7.0%)	\$0.00
Total	\$750.00
Payments/Credits	\$0.00
Balance Due	\$750.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com



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Steadfast FKA HC Property Maintenance

30435 Commerce Drive
Suite 102
San Antonio, FL 33576

Invoice

Date	Invoice #
10/13/2021	SM-5704

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

S.O. No.	P.O. No.	Terms	Project
SM-WO-0245		Net 60	SM1039 Cypress Mi...

Item	Description	Ordered	Prev. Inv...	Backor...	Invoiced	Rate	Amount
Irrigation We...	Irrigation Wet Check: Zone 33: Broken spray inside Zone 36: 4 Broken bubblers Zone 43: 4 Funny cut pipelines and 6 bubblers Zone 1: Fixed 3/4 pipe Zone 9: Fixed 3 broken bubblers Zone 20: Fixed Bubbler Parts: 14 Bubblers: \$420.00 4 Couples by funny pipe: \$20.00 2 3/4" Couples: \$10.00 Ninety 3/4": \$5.00 Labor: \$185.00 Date of Service: October 13, 2021	1	0		1	640.00	640.00

53900-4511
412

					Total	\$640.00
					Payments/Credits	\$0.00
					Balance Due	\$640.00

Steadfast FKA HC Property Maintenance

30435 Commerce Drive
Suite 102
San Antonio, FL 33576

Invoice

Date	Invoice #
10/15/2021	SM-5758

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

S.O. No.	P.O. No.	Terms	Project
SM-WO-0247		Net 30	SM1039 Cypress Mi...

Item	Description	Ordered	Prev. Inv...	Backor...	Invoiced	Rate	Amount
Irrigation We...	<p>Irrigation Wet Check:</p> <p>Zone 33 - Fixed broken spray</p> <p>Zone 36 - Fixed 4 broken bubblers</p> <p>Zone 43 - Fixed 4 cut funny pipe lines / changed 6 broken bubblers</p> <p>Clock #2 - Fixed a 3B/4 pipe that was broken</p> <p>Clock poolside:</p> <p>Zone 6 - Drip and bubbler fixed</p> <p>Zone 9 - Fixed 3 broken bubblers</p> <p>Zone 20 - Fixed broken bubbler</p> <p>Parts:</p> <p>14 bubblers</p> <p>4 couples of funny pipe</p> <p>2 3/4" couples, 1 3/4" ninety</p> <p>Date of Service:</p> <p>October 15, 2021</p>	1	0		1	230.00	230.00

53900 - 4611
42

					Total	\$230.00
					Payments/Credits	\$0.00
					Balance Due	\$230.00



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
12/2/2021

Invoice #
SM-5706

INVOICE

Job At:

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

**PLEASE PAY
THIS AMOUNT**

\$75.00

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	1/1/2022	CW	SM1039 Cypress ...

Description	Qty	Rate	Amount
Irrigation Wet Check:		75.00	75.00
Zone 36: Fixed broken bubbler and a ninety			
Parts:			
1 Bubbler: \$5.00			
1 Ninety: \$5.00			
Labor: \$65.00			
Date of Service:			
December 2, 2021			
53900-4611 .412			

Subtotal	\$75.00
Sales Tax (0.0%)	\$0.00
Total	\$75.00
Payments/Credits	\$0.00
Balance Due	\$75.00

Billing Inquiries? Call 813-445-8922

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

November 30, 2021
Client: 001503
Matter: 000001
Invoice #: 20719

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
11/15/2021	DCC	REVIEW CHANGES TO FLORIDA STATUTES RELATING TO STATEWIDE FIREWORKS BAN; REVIEW COUNTY CODE; REVIEW COUNTY PROCESS FOR CLOSING PUBLIC ROADWAY; DRAFT LETTER TO 6906 KING CREEK REGARDING PROPOSED ROAD CLOSURE; FOLLOW UP WITH DISTRICT MANAGER.	0.9	
Total Professional Services			0.9	\$256.50

PERSON RECAP

Person	Hours	Amount
DCC Dana C. Collier	0.9	\$256.50

57400-3107
402

November 30, 2021
Client: 001503
Matter: 000001
Invoice #: 20719

Page: 2

Total Services	\$256.50	
Total Disbursements	\$0.00	
Total Current Charges		\$256.50

PAY THIS AMOUNT

\$256.50

Please Include Invoice Number on all Correspondence



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 12/14/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	<u>Some construction debris</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>The ponds are looking good</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>None observed</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 12/14/21

	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	30	0	Good
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	695	-5	99%

Manager's Signature: _____ Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Tuesday, December 14, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Fair</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	8	-2	<u>Fire ants at Gomez Rock pocket park.</u>
PLANT FERTILITY	5	4	-1	<u>Fair</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Better</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	9	-1	<u>Some trimming is needed</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Mulch is almost complete</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Fire ants</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	92	-8	92%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____



The Winter annuals rotation was recently planted.



Steadfast has started trimming the ornamental grasses.



Steadfast has started putting out fresh mulch.



The damaged turf in front of the amenity center still needs to be replaced.



The Viburnum hedge along Beth Shields needs to be trimmed level.



The turf along Greenleaf Bay needs to be treated for Sedge.



Landscape conditions look good at the park on Gomez Rock.



The Liriope plants along Miller Creek are looking healthier.



The landscape looks clean at the entrance off of Beth Shields.



The pocket park on Wash Island looks good.



The turf at the pocket park on Salt River needs to be treated for broadleaf weeds.



The pocket park near King Creek Drive is almost complete.



A new playground is being built in the park on Salt River.



All the ponds are in good condition, there is some construction debris in a few of them.









