

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 10, 2022**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, FEBRUARY 10, 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	Vivek Babbar
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.

February 10, 2022

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Regular of Cypress Mill Community Development District will be held on **February 10, 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. Discussion on Landscaping Proposal.....Tab 01
 - B. Discussion on Recreational Facilities Acquisition and Bond Validation
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting January 13, 2022..... Tab 02
 - B Consideration of Operation and Maintenance Expenditures November 2021 Tab 03
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 04
 - i. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**





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

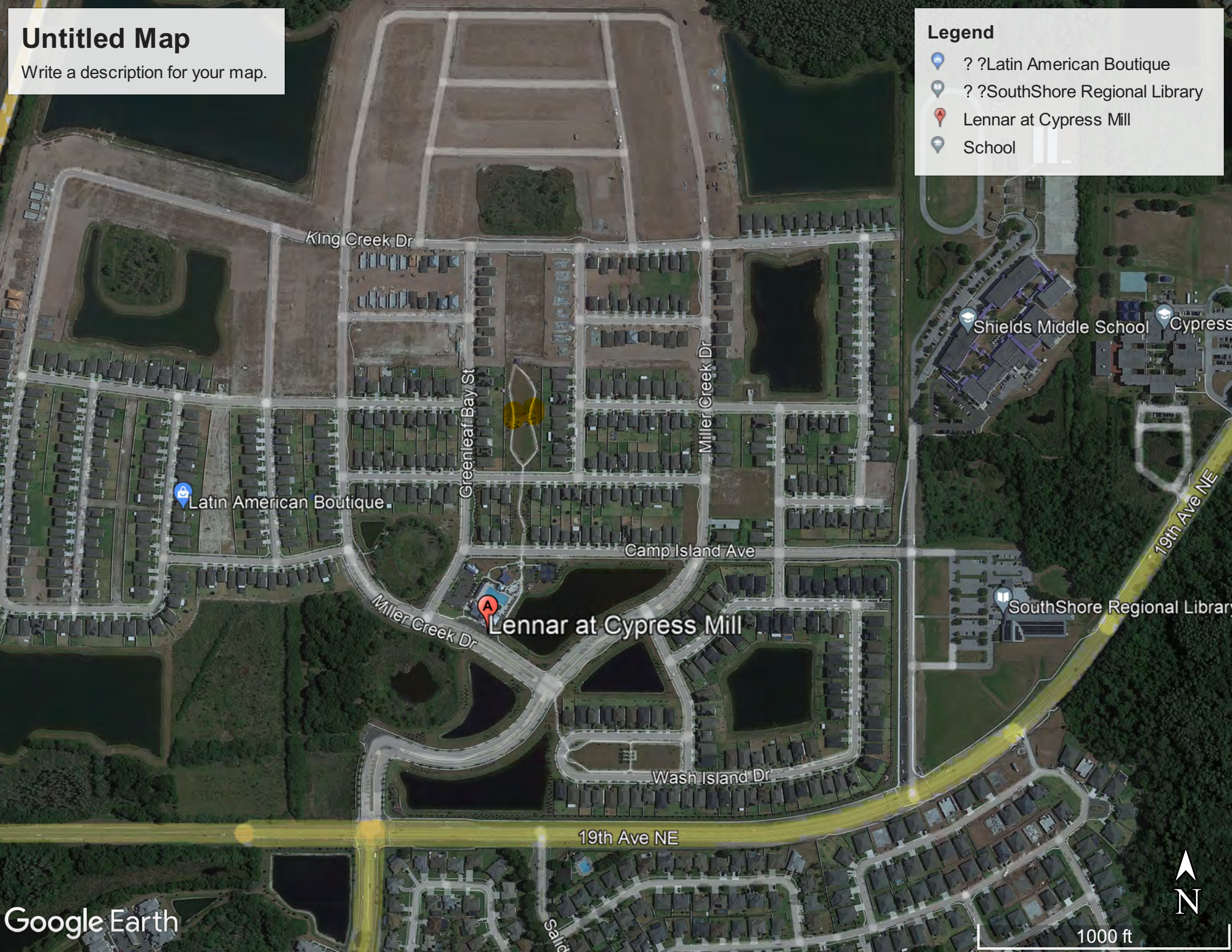
Sincerely,
Gene Roberts
District Manager

Untitled Map

Write a description for your map.

Legend

-  ? ?Latin American Boutique
-  ? ?SouthShore Regional Library
-  Lennar at Cypress Mill
-  School



**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

January 13, 2022 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, January 13, 2022 at 9:15 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, January 13, 2022 at 9:25 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. General Matters of the District

Mr. Lamb went over that Steadfast will be providing a proposal to maintain the new phases at Cypress Mill.

MOTION TO: Authorize the Chair to negotiate and approve the proposal.
MADE BY: Supervisor Coffey
SECONDED BY: Supervisor Evans
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 October 14, 2021
- B. Consideration of Operations and Maintenance Expenditures September 2021
- C. Consideration of Operations and Maintenance Expenditures October 2021
- D. Consideration of Operations and Maintenance Expenditures November 2021
- E. Consideration of Operations and Maintenance Expenditures December 2021

The Board reviewed the Consent Agenda items and noted that D needs to be removed.

MOTION TO: Approve Consent Agenda items A, B, C, and E, but remove D.
MADE BY: Supervisor Coffey
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
4/0 - Motion Passed Unanimously

5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING DECEMBER 31, 2021

The Board reviewed the financials.

6. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Babbar stated that he is working on the resolution prepared for Bond Counsel related to the amenity center purchase.

B. District Engineer

Mr. Lamb noted that moving forward, staff should be prepared for extra engineering expenses related to new reporting regulations by SWFWMD regarding storm water management.

C. District Manager

- i. **Community Inspection Report**
- ii. **Steadfast Daily Logs**

The Board reviewed the management reports.

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Evans asked for staff to work on recruiting two residents to place on the Board as supervisors. She asked to try to accomplish this by the March meeting.

8. PUBLIC COMMENTS

There were no public comments.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
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

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11047	\$ 4,354.69		Management Services - November
Sitex Aquatics	5493B	1,065.00		Lake Maintenance - November
Monthly Contract Sub-Total		\$ 5,419.69		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211017895700 110821	\$ 2,701.73		Electric Services Thru 11/02/2021
Tampa Electric	211018054091 110421	787.92		Electric Services Thru 10/29/2021
Tampa Electric	211020388099 110421	1,173.09		Electric Services Thru 10/29/2021
Tampa Electric	211022240322 110821	69.44		Electric Services Thru 11/02/2021
Tampa Electric	221006350658 110421	220.62		Electric Services Thru 10/29/2021
Tampa Electric	221006361218 110421	88.09		Electric Services Thru 10/29/2021
Tampa Electric	221007463708 110821	29.05		Electric Services Thru 11/02/2021
Tampa Electric	221007640941 110421	18.52		Electric Services Thru 10/29/2021
Tampa Electric	221007706890 110421	18.52		Electric Services Thru 10/29/2021
Tampa Electric	221007832001 110421	567.01		Electric Services Thru 10/29/2021
Tampa Electric	221008279970 110421	2,100.43	\$ 7,774.42	Electric Services Thru 10/29/2021
Utilities Sub-Total		\$ 7,774.42		
Regular Services				
Grau & Associates	GA 110121	\$ 58.00		Audit Service - 9/30/2021
Straley Robin Vericker	20498	389.00		Professional Services Thru 10/15/2021
Regular Services Sub-Total		\$ 447.00		
Additional Services				

**Cypress Mill Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
US Bank	6304977	\$ 4,040.63		Trustee Fee - 10/25/2021
Additional Services Sub-Total		\$ 4,040.63		
TOTAL:		\$ 17,681.74		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X53043195S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						Total	1,508

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date 11/1/2021

SERVICE

AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

Account: 211018054091

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

Current month's charges:	\$787.92
Total amount due:	\$787.92
Payment Due By:	11/29/2021

Your Account Summary

Previous Amount Due	\$785.72
Payment(s) Received Since Last Statement	-\$785.72
Current Month's Charges	\$787.92
Total Amount Due	\$787.92



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$787.92
Total amount due:	\$787.92
Payment Due By:	11/29/2021

Amount Enclosed \$

682247703006

Received

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

NOV 10 2021

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

6822477030062110180540910000000787929



ACCOUNT INVOICE

tampaelectric.com



Account: 211018054091
Statement Date: 11/04/2021
Current month's charges due 11/29/2021



Details of Charges – Service from 10/01/2021 to 10/29/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	452 kWh @ \$0.02734/kWh	\$12.36
Fixture & Maintenance Charge	8 Fixtures	\$102.15
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

\$327.24

Details of Charges – Service from 10/01/2021 to 10/29/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.02734/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

\$787.92



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

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:	11/29/2021

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



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,173.09
Total amount due:	\$1,173.09
Payment Due By:	11/29/2021

Amount Enclosed \$

656321872565

00000270 01 AV 0.42 33607 FTECO111042122500310 00000 03 01000000 013 02 14474 002



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

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

NOV 08 2021

6563218725652110203880990000001173096



ACCOUNT INVOICE

tampaelectric.com



Account: 211020388099
Statement Date: 11/04/2021
Current month's charges due 11/29/2021

Details of Charges – Service from 10/01/2021 to 10/29/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	589 kWh @ \$0.02734/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

00000270-0000580-Page 3 of 4





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

Account: 221006350658

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

Current month's charges:	\$220.62
Total amount due:	\$220.62
Payment Due By:	11/29/2021

Your Account Summary

Previous Amount Due	\$176.97
Payment(s) Received Since Last Statement	-\$176.97
Current Month's Charges	\$220.62
Total Amount Due	\$220.62



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$220.62
Total amount due:	\$220.62
Payment Due By:	11/29/2021

Amount Enclosed

\$

656321872770

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

Received
NOV 10 2021

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

6563218727702210063506580000000220625



ACCOUNT INVOICE

tampaelectric.com



Account: 221006350658
Statement Date: 11/04/2021
Current month's charges due 11/29/2021



Details of Charges – Service from 10/01/2021 to 10/29/2021

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	10/29/2021	13,674		11,812		1,862 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	1,862 kWh @ \$0.06076/kWh	\$113.14
Fuel Charge	1,862 kWh @ \$0.04255/kWh	\$79.23
Storm Protection Charge	1,862 kWh @ \$0.00251/kWh	\$4.67
Florida Gross Receipt Tax		\$5.52

Electric Service Cost

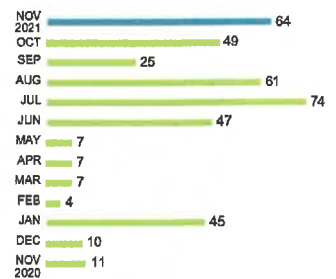
\$220.62

Total Current Month's Charges

\$220.62

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

Account: 221006361218

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

Current month's charges:	\$88.09
Total amount due:	\$88.09
Payment Due By:	11/29/2021

Your Account Summary

Previous Amount Due	\$28.83
Payment(s) Received Since Last Statement	-\$28.83
Current Month's Charges	\$88.09
Total Amount Due	\$88.09



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$88.09
Total amount due:	\$88.09
Payment Due By:	11/29/2021

Amount Enclosed \$

656321872771

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

Received
NOV 10 2021

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

6563218727712210063612180000000088095

Account: 221006361218
Statement Date: 11/04/2021
Current month's charges due 11/29/2021



Details of Charges – Service from 10/01/2021 to 10/29/2021

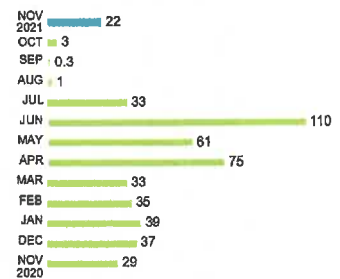
Service for: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	10/29/2021	14,087		13,446		641 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$18.06
Energy Charge	641 kWh @ \$0.06076/kWh	\$38.95
Fuel Charge	641 kWh @ \$0.04255/kWh	\$27.27
Storm Protection Charge	641 kWh @ \$0.00251/kWh	\$1.61
Florida Gross Receipt Tax		\$2.20

Electric Service Cost

\$88.09

Total Current Month's Charges

\$88.09



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

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:	11/29/2021

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



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$567.01
Total amount due:	\$567.01
Payment Due By:	11/29/2021

Amount Enclosed \$ _____
681013140575

Received

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

NOV 10 2021

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

6810131405752210078320010000000567017



ACCOUNT INVOICE

tampaelectric.com



Account: 221007832001
Statement Date: 11/04/2021
Current month's charges due 11/29/2021



Details of Charges – Service from 10/01/2021 to 10/29/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.02734/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

00000031-0000697-Page 25 of 30



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

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:	11/29/2021

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



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008279970

Current month's charges:	\$2,100.43
Total amount due:	\$2,100.43
Payment Due By:	11/29/2021

Amount Enclosed \$

614346658143

Received

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

NOV 10 2021

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

6143466581432210082799700000002100438



ACCOUNT INVOICE

tampaelectric.com



Account: 221008279970
Statement Date: 11/04/2021
Current month's charges due 11/29/2021



Details of Charges – Service from 10/01/2021 to 10/29/2021

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

Rate Schedule: Lighting Service

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

00000031-0000679-Page 8 of 30

Statement Date: 11/08/2021

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:	11/29/2021

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



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety for more safety tips.

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

SCAMMERS ARE CALLING

Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,701.73
Total amount due:	\$2,701.73
Payment Due By:	11/29/2021

Amount Enclosed \$

650149063990



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

Receiver
NOV 12 2021

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

Account: 211017895700
Statement Date: 11/08/2021
Current month's charges due 11/29/2021

Details of Charges – Service from 10/05/2021 to 11/02/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1468 kWh @ \$0.02734/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

00000560-0001148-Page 7 of 12

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.



Statement Date: 11/08/2021

Account: 211022240322

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

Current month's charges:	\$69.44
Total amount due:	\$69.44
Payment Due By:	11/29/2021

Your Account Summary

Previous Amount Due	\$74.97
Payment(s) Received Since Last Statement	-\$74.97
Current Month's Charges	\$69.44
Total Amount Due	\$69.44



**DOWNED IS
DANGEROUS!**

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211022240322

Current month's charges:	\$69.44
Total amount due:	\$69.44
Payment Due By:	11/29/2021

Amount Enclosed \$

637803408394



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

Received
NOV 12

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

Account: 211022240322
Statement Date: 11/08/2021
Current month's charges due 11/29/2021

Details of Charges – Service from 10/05/2021 to 11/02/2021

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

Rate Schedule: General Service - Non Demand

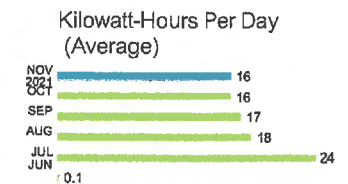
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	11/02/2021	2,780		2,311		469 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	469 kWh @ \$0.06076/kWh	\$28.50
Fuel Charge	469 kWh @ \$0.04255/kWh	\$19.96
Storm Protection Charge	469 kWh @ \$0.00251/kWh	\$1.18
Florida Gross Receipt Tax		\$1.74
Electric Service Cost		\$69.44

Total Current Month's Charges

\$69.44

Tampa Electric Usage History



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.



Statement Date: 11/08/2021
Account: 221007463708

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

Current month's charges:	\$29.05
Total amount due:	\$29.05
Payment Due By:	11/29/2021

Your Account Summary

Previous Amount Due	\$30.46
Payment(s) Received Since Last Statement	-\$30.46
Current Month's Charges	\$29.05
Total Amount Due	\$29.05



**DOWNED IS
DANGEROUS!**

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007463708

Current month's charges:	\$29.05
Total amount due:	\$29.05
Payment Due By:	11/29/2021
Amount Enclosed	\$

616815778793

0000560 02 AV 0.42 33607 FTECO111082122283610 00000 01 01000000 002 01 560 006

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

6168157787932210074637080000000029051



Received
NOV 12 2021

Account: 221007463708
Statement Date: 11/08/2021
Current month's charges due 11/29/2021

Details of Charges – Service from 10/05/2021 to 11/02/2021

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	11/02/2021	805		708		97 kWh	1	29 Days

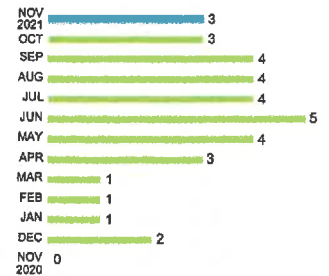
Basic Service Charge		\$18.06
Energy Charge	97 kWh @ \$0.06076/kWh	\$5.89
Fuel Charge	97 kWh @ \$0.04255/kWh	\$4.13
Storm Protection Charge	97 kWh @ \$0.00251/kWh	\$0.24
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.05

Total Current Month's Charges

\$29.05

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

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:	11/29/2021

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



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	11/29/2021

Amount Enclosed \$

681013140574

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

Received
NOV 10 2021

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

6810131405742210077068900000000018526



ACCOUNT INVOICE

tampaelectric.com



Account: 221007706890
Statement Date: 11/04/2021
Current month's charges due 11/29/2021



Details of Charges – Service from 10/05/2021 to 11/02/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	11/02/2021	0		0		0 kWh	1	29 Days

Tampa Electric Usage History

Basic Service Charge
 Florida Gross Receipt Tax
Electric Service Cost

\$18.06
 \$0.46

\$18.52

Total Current Month's Charges

\$18.52

Kilowatt-Hours Per Day
 (Average)

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

00000031-0000689-Page 29 of 30



Invoice

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

Date	Invoice #
11/1/2021	5493B

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-November	1,065.00	1,065.00
<p>53900 - 4307 GR</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>		Payments/Credits	\$0.00
		Balance Due	\$1,065.00

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		3.90
33	Copies BW September	0.15	4.95
	Disclosure Report		300.00
SUBTOTAL			4,354.68
NEW CHARGES			
TOTAL			4,354.68

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

October 25, 2021

Client: 001503

Matter: 000001

Invoice #: 20498

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
9/29/2021	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2021.	0.2	
10/8/2021	VKB	REVIEW AND REVISE QUARTERLY REPORT FOR CONTINUING DISCLOSURE OBLIGATIONS FOR BONDS.	0.3	
10/12/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2021.	0.2	
10/13/2021	VKB	REVIEW AGENDA PACKAGE; TELEPHONE CALL TO G. ROBERTS RE: UPCOMING BOARD MEETING.	0.3	
10/14/2021	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.4	
Total Professional Services			1.4	\$389.00

PERSON RECAP

Person		Hours	Amount
VKB	Vivek K. Babbar	1.0	\$325.00
LB	Lynn Butler	0.4	\$64.00

51400 - 3107

602

October 25, 2021
Client: 001503
Matter: 000001
Invoice #: 20498

Page: 2

Total Services	\$389.00	
Total Disbursements	\$0.00	
Total Current Charges		\$389.00

PAY THIS AMOUNT	\$389.00
------------------------	-----------------

Please Include Invoice Number on all Correspondence



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

2/3

Invoice Number: 6304977
Account Number: 248209000
Invoice Date: 10/25/2021
Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

CYPRESS MILL CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

CYPRESS MILL CDD SERIES 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

CYPRESS MILL CDD SERIES 2018

Invoice Number: 6304977
Account Number: 248209000
Current Due: \$4,040.63

Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 248209000
Invoice # 6304977
Attn: Fee Dept St. Paul

Please mail payments to:

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





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

Invoice Number: 6304977
Invoice Date: 10/25/2021
Account Number: 248209000
Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

3/3

CYPRESS MILL CDD SERIES 2018

Accounts Included 248209000 248209001 248209002 248209003 248209004 248209005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2021 - 09/30/2022				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

2/2/2022

Date: _____

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	10	0	<u>None Observed</u>
PLANT FERTILITY	5	4	-1	<u>Fair</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Recent frost damage</u>
PRUNING	10	9	-1	<u>Some trimming is needed</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Turf weeds</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Look good</u>
INSECT/DISEASE CONTROL	7	7	0	_____
DEADHEADING/PRUNING	3	3	0	_____

SCORE

100	95	-5	95%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill February



The annuals survived the recent cold temperatures.



Some plant material was hurt by the cold temperatures but most of them should recover.



A dog park is under construction at the end of Miller Creek.



The turf is dormant due to the recent cold temperatures.



Steadfast is in the process of trimming all the ornamental grasses.



The Blue Daze at the back entrance got hit pretty hard by the frost.



The turf along Beth Shields needs to be treated for broadleaf weeds.



The pocket park on Wash Island is in good condition.



Steadfast has provided a proposal to add Bahia sod at the pocket park on Salt River.



The pocket parks that were recently landscape look good.



There are some plants in the median on Miller Creek that will need to be replaced.



All of the ponds are in good condition.









Printed: Jan 18, 2022
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Fax: 813-501-1432
Phone: 844-347-0702

Daily Logs List

Jan 17, 2022

Job: SM1039 Cypress Mills CDD Maintenance

Added By: Floyd Wyatt

Log Notes:

Bahia sod near playground

Weather Conditions:

Cloudy



63° F

59° F

Wind: 16 mph

Humidity: 77%

Total Precip: 0"

Mon, Jan 17, 2022, 2:02 PM

Attachments: 10

