

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

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**THURSDAY, MARCH 10, 2022**

**9:15 A.M.**

**The offices of Meritus**

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

<b>District Board of Supervisors</b>	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Ben Gainer
	Supervisor	Becky Wilson
	Supervisor	Lori Campagna
<b>District Manager</b>	Meritus	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	Vivek Babbar
<b>District Engineer</b>	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.

March 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 **March 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. Consideration of Report of the District Engineer for Recreational Project....*Under Separate Cover*
  - B. Consideration of Resolution 2022-01 Authorizing the Validation of Bonds for the Recreational Project..... *Under Separate Cover*
    - i. Form of Third Supplemental Trust Indenture
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting February 10, 2022 ..... Tab 01
  - B. Consideration of Operation and Maintenance Expenditures December 2021 ..... Tab 02
  - C. Consideration of Operation and Maintenance Expenditures January 2022 ..... Tab 03
- 5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING January 31, 2022.....Tab 04**
- 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**

**February 10, 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, February 10, 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, February 10, 2022 at 9:40 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. Discussion on Landscaping Proposal**

Mr. Roberts went over the sod proposal from Steadfast with the Board.

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



**B. Discussion on Recreational Facilities Acquisition and Bond Validation**

Mr. Lamb updated the Board on the acquisition status. They should have the Engineer's report in the next two weeks. Mr. Lamb and Mr. Babbar discussed the timeline. The bond validation will begin in March, and by June 9, 2022 the budget and assessment process will begin. A resident workshop will be hold prior to the public hearing. The public hearing will be set for the August meeting and a notice will be sent out to residents 30 days prior to the hearing. Mr. Lamb stated that the Board and staff will need to consider a possible budget increase to cover the amenity O&Ms as well as designate money to the reserve fund.

**C. General Matters of the District**

Supervisor Evans stated that she would like to add two residents to the Board by April and then an additional resident to the Board by June.

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting January 13, 2022**

**B. Consideration of Operations and Maintenance Expenditures November 2021**

The Board reviewed the Consent Agenda items.

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

**5. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

There were no additional reports from Counsel or the Engineer.

**C. District Manager**

**i. Community Inspection Report**

The Board reviewed the management reports. Mr. Lamb stated that staff should review any other parcels that will be turned over to the District.

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

Supervisor Wilson asked for staff to update her new mailing address.

**7. PUBLIC COMMENTS**

There were no public comments.

**8. ADJOURNMENT**

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

*\*These minutes were done in summary format.*

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

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

\_\_\_\_\_  
**Signature**

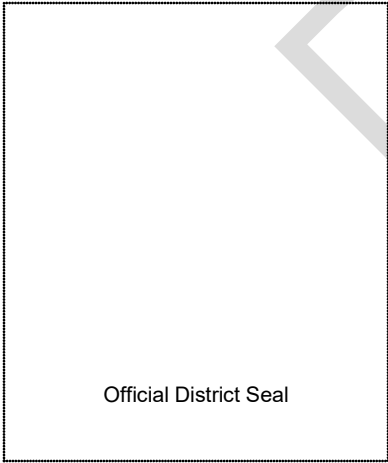
\_\_\_\_\_  
**Printed Name**

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

*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
<b>Monthly Contract</b>				
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	<b>\$ 27,460.00</b>	Landscape Maintenance - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 34,687.83</b>		

<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		

<b>Utilities</b>				
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	<b>\$ 7,768.44</b>	Electric Service Thru 12/01/2021
TECO	221007706890 120721	18.52		
<b>Utilities Sub-Total</b>		<b>\$ 7,786.96</b>		

<b>Regular Services</b>				
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	<b>\$ 1,451.25</b>	Irrigation Maintenance - 12/2/2021
Straley Robin Vericker	20719	256.50		Professional Service Thru 11/15/2021
<b>Regular Services Sub-Total</b>		<b>\$ 11,437.75</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 53,912.54</b>		

**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>			
		<b>Balance Due</b>	\$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.

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





## 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

### 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
	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
5390-4604 402					

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

<b>Total</b>	\$13,730.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$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
<b>Current Month's Charges</b>	<b>\$2,701.73</b>
<b>Total Amount Due</b>	<b>\$2,639.38</b>



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

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### WAYS TO PAY YOUR BILL



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](http://tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2022.

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## 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
<b>Current Month's Charges</b>	<b>\$802.42</b>
<b>Total Amount Due</b>	<b>\$786.35</b>



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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.

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$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
<b>Current Month's Charges</b>	<b>\$1,173.09</b>
<b>Total Amount Due</b>	<b>\$1,173.09</b>



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for families in need in our community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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**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: 211020388099

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

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](http://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
<b>Current Month's Charges</b>	<b>\$74.21</b>
<b>Total Amount Due</b>	<b>\$74.21</b>



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### WAYS TO PAY YOUR BILL



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

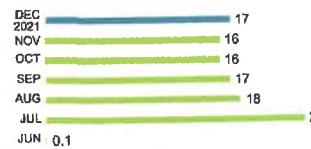
Basic Service Charge		\$18.06
Energy Charge	513 kWh @ \$0.06076/kWh	\$31.17
Fuel Charge	513 kWh @ \$0.04255/kWh	\$21.83
Storm Protection Charge	513 kWh @ \$0.00251/kWh	\$1.29
Florida Gross Receipt Tax		\$1.86
<b>Electric Service Cost</b>		<b>\$74.21</b>

**Total Current Month's Charges**

**\$74.21**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





## 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
<b>Current Month's Charges</b>	<b>\$344.66</b>
<b>Total Amount Due</b>	<b>\$344.66</b>



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#### WAYS TO PAY YOUR BILL



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**

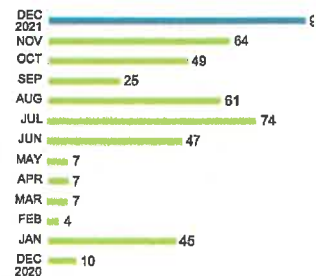
**\$344.66**

**Total Current Month's Charges**

**\$344.66**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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## 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
<b>Current Month's Charges</b>	<b>\$38.59</b>
<b>Total Amount Due</b>	<b>\$38.59</b>



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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

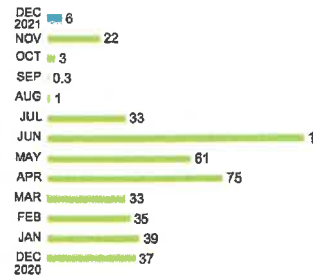
Basic Service Charge		\$18.06
Energy Charge	185 kWh @ \$0.06076/kWh	\$11.24
Fuel Charge	185 kWh @ \$0.04255/kWh	\$7.87
Storm Protection Charge	185 kWh @ \$0.00251/kWh	\$0.46
Florida Gross Receipt Tax		\$0.96
<b>Electric Service Cost</b>		<b>\$38.59</b>

### 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
<b>Current Month's Charges</b>	<b>\$26.88</b>
<b>Total Amount Due</b>	<b>\$26.88</b>



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### 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**

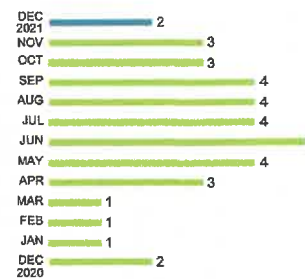
**\$26.88**

**Total Current Month's Charges**

**\$26.88**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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## 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
<b>Current Month's Charges</b>	<b>\$18.52</b>
<b>Total Amount Due</b>	<b>\$17.84</b>



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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
<b>Current Month's Charges</b>	<b>\$567.01</b>
<b>Total Amount Due</b>	<b>\$567.01</b>



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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
<b>Lighting Charges</b>		<b>\$567.01</b>

#### Total Current Month's Charges

**\$567.01**

### 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](http://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
<b>Current Month's Charges</b>	<b>\$2,100.43</b>
<b>Total Amount Due</b>	<b>\$2,100.43</b>



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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:	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](http://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
<b>Current Month's Charges</b>	<b>\$18.52</b>
<b>Total Amount Due</b>	<b>\$18.52</b>



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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:	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

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

Payment Information	
<b>Invoice Summary</b>	\$ 8,980.00
<b>Payment Amount</b>	
<b>Payment for:</b>	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
				<b>Total</b>
				\$ 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

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





# Invoice

Date	Invoice #
11/2/2021	2663

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

11749 Crestridge Loop  
Trinity, FL 34655

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

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

					<b>Total</b>			\$640.00
					<b>Payments/Credits</b>			\$0.00
					<b>Balance Due</b>			\$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  
GR

<b>Total</b>	\$230.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$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			

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

**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*

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Sitex Aquatics	5706B	\$ 1,065.00		Lake Maintenance - 1.1.2022
SteadFast	5889	13,730.00		Landscape Maintenance - January.
<b>Monthly Contract Sub-Total</b>		<b>\$ 14,795.00</b>		
<b>Variable Contract</b>				
Meritus Districts	72354	\$ 4,745.83		District Management - 1.25.2022
Supervisor: Becky Wilson	BW 011322	200.00		Supervisor Fee - 1/13/2022
Supervisor: Kelly Evans	KE 011322	200.00		Supervisor Fee - 1/13/2022
Supervisor: Laura Coffey	LC 011322	200.00		Supervisor Fee - 1/13/2022
Supervisor: Lori Campagna	LC011322	200.00		Supervisor Fee - 1/13/2022
<b>Variable Contract Sub-Total</b>		<b>\$ 5,545.83</b>		
<b>Utilities</b>				
Tampa Electric	211017895700 011122	\$ 3,162.50		Electric Service Thru 1.05.2022
Tampa Electric	211018054091 010722	940.72		Electric Service Thru 1.03.2022
Tampa Electric	211020388099 010722	1,340.13		Electric Service Thru 1.03.2022
Tampa Electric	211022240322 011122	89.09		Electric Service Thru 1.05.2022
Tampa Electric	221006350658 010722	491.42		Electric Service Thru 1.05.2022
Tampa Electric	221006361218 010722	17.67		Electric Service Thru 1.05.2022
Tampa Electric	221007463708 011122	33.10		Electric Service Thru 1.05.2022
Tampa Electric	221007640941 010722.	24.95		Electric Service Thru 1.03.2022.
Tampa Electric	221007706890 010722.	23.55		Electric Service Thru 1.04.2022.
Tampa Electric	221007832001 010722	660.18		Electric Service Thru 1.03.2022
Tampa Electric	221008279970 010722	2,492.10	<b>\$ 9,275.41</b>	Electric Service Thru 1.03.2022
<b>Utilities Sub-Total</b>		<b>\$ 9,275.41</b>		
<b>Regular Services</b>				



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Speare Enterprises	5104	\$ 150.00		Fence Repair - 12.20.2021
SteadFast	5825	26,000.00		Property Maintenance - 12.16.2021
SteadFast	5826	2,450.00		Annuals Winter Rotation - 12.16.2021
SteadFast	5935	800.00		Maintenance Service Request - 1.10.2022
SteadFast	5940	75.00	<b>\$ 29,325.00</b>	Irrigation Maintenance - 1.10.2022
Straley Robin Vericker	20870	264.51		Professional Service Thru 12/15/2021.
<b>Regular Services Sub-Total</b>		<b>\$ 29,739.51</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 59,355.75</b>		

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Invoice

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

Date	Invoice #
1/1/2022	5706B

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-January	1,065.00	1,065.00
53900.4307 612			
		<b>Balance Due</b>	<b>\$1,065.00</b>



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
1/1/2022	SM-5889

### 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
	Landscape Maintenance for the month of January 2022				
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 UR					

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.

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

# Meritus Districts

A Division of Inframark, LLC

## INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**

#72354

**DATE**

1/25/2022

**BILL TO**

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

**CUSTOMER ID**

C2296

**NET TERMS**

Net 60

**PO#****DUE DATE**

3/26/2022

Services provided for the Month of: January 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
District Management Services - District Management	1	Ea	3,333.33	3,333.33
Accounting Services - Accounting Services	1	Ea	562.50	562.50
Website Maintenance - Website Maintenance / Admin	1	Ea	150.00	150.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
<b>Subtotal</b>				4,745.83

**Subtotal**

\$4,745.83

**Tax**

\$0.00

**Total Due**

\$4,745.83

Voice: 813-397-5122 | Fax: 813-873-7070

**CYPRESS MILL CDD**

MEETING DATE: January 13, 2022

DMS: CIR

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

BW 011322

**CYPRESS MILL CDD**

MEETING DATE: January 13, 2022

DMS:         CIR        

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

KE 011322

**CYPRESS MILL CDD**

MEETING DATE: January 13, 2022

DMS: CLZ

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

LC 011322



**CYPRESS MILL CDD**

**MEETING DATE:** January 13, 2022

**DMS:** 612

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

LC 011322

Statement Date: 01/11/2022

Account: 211017895700

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

Current month's charges:	\$3,207.58
Total amount due:	\$3,162.50
Payment Due By:	02/01/2022

**Your Account Summary**

Previous Amount Due	\$2,639.38
Payment(s) Received Since Last Statement	-\$2,639.38
Miscellaneous Credits	-\$45.08
Credit balance after payments and credits	-\$45.08
<b>Current Month's Charges</b>	<b>\$3,207.58</b>
<b>Total Amount Due</b>	<b>\$3,162.50</b>

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See reverse side for more information

Account: 211017895700

Current month's charges:	\$3,207.58
Total amount due:	\$3,162.50
Payment Due By:	02/01/2022
<b>Amount Enclosed</b>	<b>\$</b>

677309482814

00001040 02 AV 0.42 33607 FTECO101112222380310 00000 01 01000000 003 01 1040 006

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



Received

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

IAN 14 2022

**Account:** 211017895700  
**Statement Date:** 01/11/2022  
**Current month's charges due** 02/01/2022

## Details of Charges – Service from 12/04/2021 to 01/05/2022

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

### Rate Schedule: Lighting Service

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

Lighting Energy Charge	1468 kWh @ \$0.03076/kWh	\$45.16
Fixture & Maintenance Charge	76 Fixtures	\$1158.20
Lighting Pole / Wire	76 Poles	\$1941.80
Lighting Fuel Charge	1468 kWh @ \$0.03008/kWh	\$44.16
Storm Protection Charge	1468 kWh @ \$0.01028/kWh	\$15.09
Clean Energy Transition Mechanism	1468 kWh @ \$0.00033/kWh	\$0.48
Florida Gross Receipt Tax		\$2.69

#### Lighting Charges

**\$3,207.58**

#### Total Current Month's Charges

**\$3,207.58**

#### Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$45.08

#### Total Current Month's Credits

**-\$45.08**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 211018054091

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

Current month's charges:	\$943.94
Total amount due:	\$940.72
Payment Due By:	01/28/2022

### Your Account Summary

Previous Amount Due	\$786.35
Payment(s) Received Since Last Statement	-\$786.35
Miscellaneous Credits	-\$3.22
Credit balance after payments and credits	-\$3.22
<b>Current Month's Charges</b>	<b>\$943.94</b>
<b>Total Amount Due</b>	<b>\$940.72</b>

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help from our many rebate  
programs for business.

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$943.94
Total amount due:	\$940.72
Payment Due By:	01/28/2022

**Amount Enclosed**

\$

690889684222

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

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

Received  
JAN 18 2022

Account: 211018054091  
 Statement Date: 01/07/2022  
 Current month's charges due 01/28/2022



## Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$14.76
Fixture & Maintenance Charge	8 Fixtures	\$126.00
Lighting Pole / Wire	8 Poles	\$236.48
Lighting Fuel Charge	480 kWh @ \$0.03008/kWh	\$14.44
Storm Protection Charge	480 kWh @ \$0.01028/kWh	\$4.93
Clean Energy Transition Mechanism	480 kWh @ \$0.00033/kWh	\$0.16
Florida Gross Receipt Tax		\$0.88

**Lighting Charges** **\$397.65**

## Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$7.60
Fixture & Maintenance Charge	13 Fixtures	\$196.04
Lighting Pole / Wire	13 Poles	\$332.15
Lighting Fuel Charge	247 kWh @ \$0.03008/kWh	\$7.43
Storm Protection Charge	247 kWh @ \$0.01028/kWh	\$2.54
Clean Energy Transition Mechanism	247 kWh @ \$0.00033/kWh	\$0.08
Florida Gross Receipt Tax		\$0.45

**Lighting Charges** **\$546.29**

**Total Current Month's Charges** **\$943.94**

### Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$3.22

**Total Current Month's Credits** **-\$3.22**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



Statement Date: 01/07/2022

Account: 211020388099

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

Current month's charges:	\$1,391.21
Total amount due:	\$1,340.13
Payment Due By:	01/28/2022

**Your Account Summary**

Previous Amount Due	\$1,173.09
Payment(s) Received Since Last Statement	-\$1,173.09
Miscellaneous Credits	-\$51.08
Credit balance after payments and credits	-\$51.08
<b>Current Month's Charges</b>	<b>\$1,391.21</b>
<b>Total Amount Due</b>	<b>\$1,340.13</b>

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See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,391.21
Total amount due:	\$1,340.13
Payment Due By:	01/28/2022

**Amount Enclosed** \$ \_\_\_\_\_  
615581259130

00001468 01 AV 0.42 33607 FTECO101072223015810 00000 03 01000000 008 02 11387 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

Received  
JAN 12 2022

**Account:** 211020388099  
**Statement Date:** 01/07/2022  
**Current month's charges due** 01/28/2022

## Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$18.12
Fixture & Maintenance Charge	31 Fixtures	\$467.48
Lighting Pole / Wire	31 Poles	\$792.05
Lighting Fuel Charge	589 kWh @ \$0.03008/kWh	\$17.72
Storm Protection Charge	589 kWh @ \$0.01028/kWh	\$6.05
Clean Energy Transition Mechanism	589 kWh @ \$0.00033/kWh	\$0.19
Florida Gross Receipt Tax		\$1.08
Franchise Fee		\$85.33
Municipal Public Service Tax		\$3.19

**Lighting Charges** **\$1,391.21**

**Total Current Month's Charges** **\$1,391.21**

### Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$51.08

**Total Current Month's Credits** **-\$51.08**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.





Statement Date: 01/11/2022

Account: 211022240322

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

Current month's charges:	\$91.20
Total amount due:	\$89.09
Payment Due By:	02/01/2022

**Your Account Summary**

Previous Amount Due	\$74.21
Payment(s) Received Since Last Statement	-\$74.21
Miscellaneous Credits	-\$2.11
Credit balance after payments and credits	-\$2.11
<b>Current Month's Charges</b>	<b>\$91.20</b>
<b>Total Amount Due</b>	<b>\$89.09</b>

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See reverse side for more information

Account: 211022240322

Current month's charges:	\$91.20
Total amount due:	\$89.09
Payment Due By:	02/01/2022

**Amount Enclosed** \$                     

619284951842



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

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

**Account:** 211022240322  
**Statement Date:** 01/11/2022  
**Current month's charges due** 02/01/2022

## Details of Charges – Service from 12/04/2021 to 01/05/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000842803	01/05/2022	3,891		3,293		598 kWh	1	33 Days

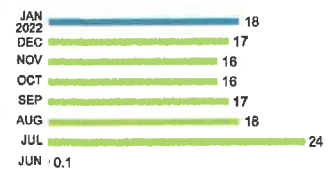
Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	598 kWh @ \$0.07014/kWh	\$41.94
Fuel Charge	598 kWh @ \$0.03057/kWh	\$18.28
Storm Protection Charge	598 kWh @ \$0.00315/kWh	\$1.88
Clean Energy Transition Mechanism	598 kWh @ \$0.00402/kWh	\$2.40
Florida Gross Receipt Tax		\$2.28
<b>Electric Service Cost</b>		<b>\$91.20</b>

**Total Current Month's Charges**

**\$91.20**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$2.11

**Total Current Month's Credits**

**-\$2.11**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022  
Account: 221006350658

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

Current month's charges:	\$495.41
Total amount due:	\$491.42
Payment Due By:	01/28/2022

### Your Account Summary

Previous Amount Due	\$344.66
Payment(s) Received Since Last Statement	-\$344.66
Miscellaneous Credits	-\$3.99
Credit balance after payments and credits	-\$3.99
<b>Current Month's Charges</b>	<b>\$495.41</b>
<b>Total Amount Due</b>	<b>\$491.42</b>

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$495.41
Total amount due:	\$491.42
Payment Due By:	01/28/2022

**Amount Enclosed**

\$

651383641825

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

6513836418252210063506580000000491421

**Account:** 221006350658  
**Statement Date:** 01/07/2022  
**Current month's charges due** 01/28/2022



## Details of Charges – Service from 12/02/2021 to 01/03/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	01/03/2022	20,930		16,679		4,251 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	4,251 kWh @ \$0.07014/kWh	\$298.17
Fuel Charge	4,251 kWh @ \$0.03057/kWh	\$129.95
Storm Protection Charge	4,251 kWh @ \$0.00315/kWh	\$13.39
Clean Energy Transition Mechanism	4,251 kWh @ \$0.00402/kWh	\$17.09
Florida Gross Receipt Tax		\$12.39

### Electric Service Cost

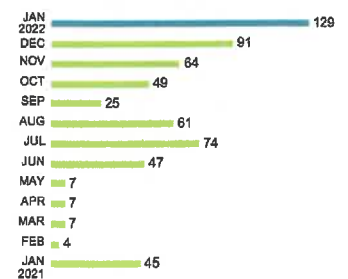
**\$495.41**

### Total Current Month's Charges

**\$495.41**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$3.99

### Total Current Month's Credits

**-\$3.99**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Statement Date: 01/07/2022

Account: 221006361218

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

Current month's charges:	\$26.15
Total amount due:	\$17.67
Payment Due By:	01/28/2022

## Your Account Summary

Previous Amount Due	\$38.59
Payment(s) Received Since Last Statement	-\$38.59
Miscellaneous Credits	-\$8.48
Credit balance after payments and credits	-\$8.48
<b>Current Month's Charges</b>	<b>\$26.15</b>
<b>Total Amount Due</b>	<b>\$17.67</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$26.15
Total amount due:	\$17.67
Payment Due By:	01/28/2022

**Amount Enclosed**

\$

651383641826

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



Statement Date: 01/07/2022

Account: 221007706890

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

Current month's charges:	\$24.29
Total amount due:	\$23.55
Payment Due By:	01/28/2022

### Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Miscellaneous Credits	-\$0.74
Credit balance after payments and credits	-\$0.74
<b>Current Month's Charges</b>	<b>\$24.29</b>
<b>Total Amount Due</b>	<b>\$23.55</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$24.29
Total amount due:	\$23.55
Payment Due By:	01/28/2022

**Amount Enclosed** \$                       
613112127542

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

Statement Date: 01/11/2022

Account: 221007463708

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

Current month's charges:	\$33.46
Total amount due:	\$33.10
Payment Due By:	02/01/2022

## Your Account Summary

Previous Amount Due	\$26.88
Payment(s) Received Since Last Statement	-\$26.88
Miscellaneous Credits	-\$0.36
Credit balance after payments and credits	-\$0.36
<b>Current Month's Charges</b>	<b>\$33.46</b>
<b>Total Amount Due</b>	<b>\$33.10</b>



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## WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007463708

Current month's charges:	\$33.46
Total amount due:	\$33.10
Payment Due By:	02/01/2022
<b>Amount Enclosed</b>	<b>\$</b>

682247735415



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:** 01/11/2022  
**Current month's charges due** 02/01/2022

## Details of Charges – Service from 12/04/2021 to 01/05/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000843927	01/05/2022	958		882		76 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	76 kWh @ \$0.07014/kWh	\$5.33
Fuel Charge	76 kWh @ \$0.03057/kWh	\$2.32
Storm Protection Charge	76 kWh @ \$0.00315/kWh	\$0.24
Clean Energy Transition Mechanism	76 kWh @ \$0.00402/kWh	\$0.31
Florida Gross Receipt Tax		\$0.84

### Electric Service Cost

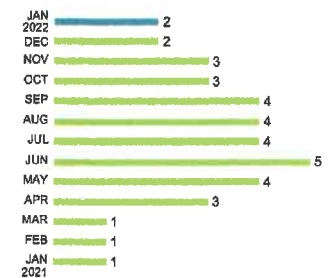
**\$33.46**

### Total Current Month's Charges

**\$33.46**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$0.36

### Total Current Month's Credits

**-\$0.36**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.





## ACCOUNT INVOICE

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Statement Date: 01/07/2022  
Account: 221007640941

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

Current month's charges:	\$25.05
Total amount due:	\$24.95
Payment Due By:	01/28/2022

### Your Account Summary

Previous Amount Due	\$17.84
Payment(s) Received Since Last Statement	-\$17.84
Miscellaneous Credits	-\$0.10
Credit balance after payments and credits	-\$0.10
<b>Current Month's Charges</b>	<b>\$25.05</b>
<b>Total Amount Due</b>	<b>\$24.95</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007640941

Current month's charges:	\$25.05
Total amount due:	\$24.95
Payment Due By:	01/28/2022

**Amount Enclosed**

\$

613112127541

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

6131121275412210076409410000000024952

**Account:** 221007640941  
**Statement Date:** 01/07/2022  
**Current month's charges due** 01/28/2022



## Details of Charges – Service from 12/02/2021 to 01/03/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	01/03/2022	0		0		0 kWh	1	33 Days

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Florida Gross Receipt Tax		\$0.63
<b>Electric Service Cost</b>		<b>\$25.05</b>

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

**Total Current Month's Charges**

**\$25.05**

## Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$0.10

**Total Current Month's Credits**

**-\$0.10**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007706890

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

Current month's charges:	\$24.29
Total amount due:	\$23.55
Payment Due By:	01/28/2022

### Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Miscellaneous Credits	-\$0.74
Credit balance after payments and credits	-\$0.74
<b>Current Month's Charges</b>	<b>\$24.29</b>
<b>Total Amount Due</b>	<b>\$23.55</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$24.29
Total amount due:	\$23.55
Payment Due By:	01/28/2022

**Amount Enclosed** \$ \_\_\_\_\_

613112127542

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

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

**Account:** 221007706890  
**Statement Date:** 01/07/2022  
**Current month's charges due** 01/28/2022



## Details of Charges – Service from 12/04/2021 to 01/04/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	01/04/2022	0		0		0 kWh	1	32 Days

### Tampa Electric Usage History

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

\$23.68

\$0.61

**\$24.29**

Kilowatt-Hours Per Day  
(Average)

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

**Total Current Month's Charges**

**\$24.29**

## Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$0.74

**Total Current Month's Credits**

**-\$0.74**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Statement Date: 01/07/2022

Account: 221007832001

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


Current month's charges:	\$672.36
Total amount due:	\$660.18
Payment Due By:	01/28/2022

**Your Account Summary**

Previous Amount Due	\$567.01
Payment(s) Received Since Last Statement	-\$567.01
Miscellaneous Credits	-\$12.18
Credit balance after payments and credits	-\$12.18
<b>Current Month's Charges</b>	<b>\$672.36</b>
<b>Total Amount Due</b>	<b>\$660.18</b>



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**WAYS TO PAY YOUR BILL**


See reverse side for more information

Account: 221007832001

Current month's charges:	\$672.36
Total amount due:	\$660.18
Payment Due By:	01/28/2022

<b>Amount Enclosed</b>	\$
624223221739	

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

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



**Account:** 221007832001  
**Statement Date:** 01/07/2022  
**Current month's charges due** 01/28/2022



## Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$9.35
Fixture & Maintenance Charge	16 Fixtures	\$241.28
Lighting Pole / Wire	16 Poles	\$408.80
Lighting Fuel Charge	304 kWh @ \$0.03008/kWh	\$9.14
Storm Protection Charge	304 kWh @ \$0.01028/kWh	\$3.13
Clean Energy Transition Mechanism	304 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.56

**Lighting Charges** **\$672.36**

**Total Current Month's Charges** **\$672.36**

### Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$12.18

**Total Current Month's Credits** **-\$12.18**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Statement Date: 01/07/2022

Account: 221008279970

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

Current month's charges:	\$2,492.10
Total amount due:	\$2,492.10
Payment Due By:	01/28/2022

## Your Account Summary

Previous Amount Due	\$2,100.43
Payment(s) Received Since Last Statement	-\$2,100.43
<b>Current Month's Charges</b>	<b>\$2,492.10</b>
<b>Total Amount Due</b>	<b>\$2,492.10</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008279970

Current month's charges:	\$2,492.10
Total amount due:	\$2,492.10
Payment Due By:	01/28/2022

**Amount Enclosed** \$ \_\_\_\_\_  
602001061263

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:** 01/07/2022  
**Current month's charges due** 01/28/2022



## Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$30.39
Fixture & Maintenance Charge	52 Fixtures	\$784.16
Lighting Pole / Wire	52 Poles	\$1328.60
Lighting Fuel Charge	988 kWh @ \$0.03008/kWh	\$29.72
Storm Protection Charge	988 kWh @ \$0.01028/kWh	\$10.16
Clean Energy Transition Mechanism	988 kWh @ \$0.00033/kWh	\$0.33
Florida Gross Receipt Tax		\$1.81
Franchise Fee		\$143.13
Municipal Public Service Tax		\$5.34
State Tax		\$158.46

### Lighting Charges

**\$2,492.10**

### Total Current Month's Charges

**\$2,492.10**

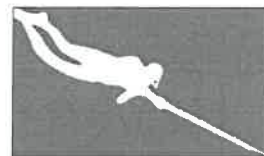
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com



## INVOICE

**BILL TO**

Cypress Mill

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

**INVOICE # 5104**

**DATE 12/20/2021**

**DUE DATE 01/04/2022**

**TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> BEHIND 7229 WASH ISLAND: FENCE REPAIR	1	150.00	150.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE**

**\$150.00**

53900-4605  
WR



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

# Invoice

Date	Invoice #
12/16/2021	SM-5825

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
	HC Property Maintenance, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:		0.00		0.00
500	Mulch-Pine Bark Nuggets-Per yard		52.00		26,000.00
53900-4608 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.

<b>Total</b>	\$26,000.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$26,000.00



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
12/16/2021	SM-5826

### 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
			Matthew	Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1,000	Annuals Winter Rotation		2.25		2,250.00
8	Soil Dirt		25.00		200.00
53900.4607 WR					

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

Total	\$2,450.00
Payments/Credits	\$0.00
Balance Due	\$2,450.00



# Steadfast Contractors Alliance, LLC

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

844-347-0702 | ar@steadfastalliance.com

## Invoice

Date	Invoice #
1/10/2022	SM-5935

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

### Bill To

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

### Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Maintenance Service Request:  Tractor and Skid Steer bush hog mowing of the pond bank on the far back side near I75.  <i>58900-1605</i> <i>GR</i>		800.00	12/14/2021	800.00

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.

<b>Total</b>	<b>\$800.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$800.00</b>



# Steadfast Contractors Alliance, LLC

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

844-347-0702 | ar@steadfastalliance.com

## Invoice

Date	Invoice #
1/10/2022	SM-5940

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-0305			Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Repairs made during irrigation wet check:  Zone 36 - Replaced 1 broken bubbler: \$25.00 Zone 57 - Replaced 1 broken head and 1 clogged nozzle: \$35.00 Zone 76 - Replaced 1 broken drip connector: \$15.00  Date of Service: December 22, 2021		75.00		75.00
53900 461 4R					

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.

<b>Total</b>	\$75.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$75.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

December 29, 2021

Client: 001503

Matter: 000001

Invoice #: 20870

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
11/17/2021	DCC	FINALIZE PROPOSED LETTER; FOLLOW UP WITH DISTRICT MANAGER REGARDING SAME.	0.4	
12/14/2021	DCC	RESEARCH OWNERSHIP OF COMMON AREAS AT PROPERTY APPRAISER'S WEBSITE; REPLY TO K. EVANS REGARDING STATUS OF CONVEYANCE OF COMMON AREA TO DISTRICT; FOLLOW UP WITH PROPERTY APPRAISER'S OFFICE WITH RECORDED DEED FROM JULY 2021 INDICATING CONVEYANCE OF SAID PROPERTY.	0.5	
Total Professional Services			0.9	\$256.50

## PERSON RECAP

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

## DISBURSEMENTS

Date	Description of Disbursements	Amount
11/18/2021	Postage	\$7.86
12/15/2021	Photocopies (1 @ \$0.15)	\$0.15
Total Disbursements		\$8.01

51466 3107  
40



December 29, 2021  
Client: 001503  
Matter: 000001  
Invoice #: 20870

Page: 2

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Total Services	\$256.50	
Total Disbursements	\$8.01	
Total Current Charges		\$264.51

<b>PAY THIS AMOUNT</b>	<b>\$264.51</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2022



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

# Cypress Mill

## Balance Sheet

As of 1/31/2022  
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>								
Cash - Operating Account	380,746	0	0	0	0	0	0	380,746
Investment - Revenue 2018 (9000)	0	556,728	0	0	0	0	0	556,728
Investment - Interest 2018 (9001)	0	0	0	0	0	0	0	0
Investment - Sinking 2018 (9002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (9003)	0	138,969	0	0	0	0	0	138,969
Investment - Construction 2018 (9005)	0	0	0	95	0	0	0	95
Investment - Cost of Issuance 2018 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2020 (7000)	0	0	267,004	0	0	0	0	267,004
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Sinking 2020 (7002)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	4	0	574,809	0	0	574,813
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0	0
Due From Developer	8,498	0	0	0	0	0	0	8,498
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Deposits	8,378	0	0	0	0	0	0	8,378
Construction Work In Progress	0	0	0	0	0	16,066,939	0	16,066,939
Amount Available-Debt Service	0	0	0	0	0	0	453,930	453,930
Amount To Be Provided-Debt Service	0	0	0	0	0	0	16,626,070	16,626,070
<b>Total Assets</b>	<b>397,622</b>	<b>695,696</b>	<b>525,258</b>	<b>95</b>	<b>574,809</b>	<b>16,066,939</b>	<b>17,080,000</b>	<b>35,340,419</b>
<b>Liabilities</b>								
Accounts Payable	20,976	0	0	0	0	0	0	20,976
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0	0	0
Deferred Revenue	8,498	0	0	0	0	0	0	8,498
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,150,000	8,150,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	8,930,000	8,930,000
<b>Total Liabilities</b>	<b>29,474</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,080,000</b>	<b>17,109,474</b>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance-All Other Reserves	0	495,986	258,252	95	574,793	0	0	1,329,126
Fund Balance-Unreserved	103,842	0	0	0	0	0	0	103,842

# Cypress Mill

## Balance Sheet

As of 1/31/2022  
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Investment In General Fixed Assets	0	0	0	0	0	16,066,939	0	16,066,939
Other	264,306	199,711	267,006	0	15	0	0	731,038
Total Fund Equity & Other Credits	368,148	695,696	525,258	95	574,809	16,066,939	0	18,230,945
Total Liabilities & Fund Equity	397,622	695,696	525,258	95	574,809	16,066,939	17,080,000	35,340,419

# Cypress Mill

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	423,338	417,489	(5,849)	(1)%
O&M Assessments - Off Roll	124,487	0	(124,487)	(100)%
<b>Total Revenues</b>	<b>547,825</b>	<b>417,489</b>	<b>(130,336)</b>	<b>(24)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,800	1,600	3,200	67 %
Financial & Administrative				
District Manager	40,000	13,333	26,667	67 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	12,600	2,800	9,800	78 %
Trustees Fees	10,300	4,041	6,259	61 %
Accounting Services	6,750	2,550	4,200	62 %
Auditing Services	8,000	0	8,000	100 %
Postage, Phone, Faxes, Copies	1,500	33	1,467	98 %
Public Officials Insurance	2,500	2,506	(6)	(0)%
Legal Advertising	3,000	495	2,505	84 %
Bank Fees	300	43	257	86 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Hosting	600	0	600	100 %
Website Administration	1,800	600	1,200	67 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	1,663	5,837	78 %
Utility Services				
Electric Utility Services	135,200	25,129	110,071	81 %
Other Physical Environment				
Waterway Management System	20,000	4,260	15,740	79 %
General Liability & Property Casualty Insurance	12,000	6,474	5,526	46 %
Landscape Maintenance - Contract	175,000	52,715	122,285	70 %
Miscellaneous Repairs & Maintenance	7,500	2,330	5,170	69 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	3,200	21,800	87 %
Landscape Maintenance - Mulch	32,100	26,000	6,100	19 %
Irrigation Maintenance	20,000	1,736	18,264	91 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	10,000	0	10,000	100 %
<b>Total Expenditures</b>	<b>547,825</b>	<b>153,183</b>	<b>394,642</b>	<b>72 %</b>
Excess of Revenues Over (Under) Expenditures	0	264,306	264,306	0 %
Fund Balance, Beginning of Period	0	103,842	103,842	0 %
Fund Balance, End of Period	0	368,148	368,148	0 %

# Cypress Mill

## Statement of Revenues & Expenditures

200 - Debt Service - Series 2018  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	551,675	551,038	(637)	(0)%
Interest Earnings				
Interest Earnings	0	10	10	0 %
Total Revenues	551,675	551,048	(627)	(0)%
Expenditures				
Debt Service Payments				
Interest Payments	396,676	201,338	195,339	49 %
Principal Payments	155,000	150,000	5,000	3 %
Total Expenditures	551,676	351,338	200,339	36 %
Excess of Revenues Over (Under) Expenditures	(1)	199,711	199,712	(19,971,171)%
Fund Balance, Beginning of Period	0	495,986	495,986	0 %
Fund Balance, End of Period	(1)	695,696	695,697	(69,569,735)%

**Cypress Mill**  
**Statement of Revenues & Expenditures**

201 - Debt Service - Series 2020  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	515,984	267,004	(248,980)	(48)%
DS Assessments - Off Roll	0	166,704	166,704	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>9</u>	<u>9</u>	<u>0 %</u>
Total Revenues	<u>515,984</u>	<u>433,717</u>	<u>(82,267)</u>	<u>(16)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	330,984	166,706	164,278	50 %
Principal Payments	<u>185,000</u>	<u>0</u>	<u>185,000</u>	<u>100 %</u>
Total Expenditures	<u>515,984</u>	<u>166,706</u>	<u>349,278</u>	<u>68 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	1	1	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(6)</u>	<u>(6)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(5)</u>	<u>(5)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>267,006</u>	<u>267,006</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	258,252	258,252	0 %
Fund Balance, End of Period	<u>0</u>	<u>525,258</u>	<u>525,258</u>	<u>0 %</u>



# Cypress Mill

## Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018  
 From 10/1/2021 Through 1/31/2022  
 (In Whole Numbers)

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

**Cypress Mill**  
**Statement of Revenues & Expenditures**

301 - Capital Projects - Series 2020  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	11	11	0 %
Total Revenues	0	11	11	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5	5	0 %
Total Other Financing Sources	0	5	5	0 %
Excess of Revenues Over (Under) Expenditures	0	15	15	0 %
Fund Balance, Beginning of Period	0	574,793	574,793	0 %
Fund Balance, End of Period	0	574,809	574,809	0 %

# Cypress Mill

## Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group  
 From 10/1/2021 Through 1/31/2022  
 (In Whole Numbers)

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

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Bank Balance	384,721.96
Less Outstanding Checks/Vouchers	3,975.72
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	380,746.24
Balance Per Books	<u>380,746.24</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1342	1/4/2022	Series 2018 FY22 Tax Dist ID 558	2,389.01	Cypress Mill CDD
1343	1/4/2022	Series 2020 FY22 Tax Dist ID 558	1,186.71	Cypress Mill CDD
1332	1/20/2022	System Generated Check/Voucher	200.00	Becky Wilson
1335	1/20/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
Outstanding Checks/Vouchers			3,975.72	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1326	12/22/2021	System Generated Check/Voucher	15,181.25	Steadfast Contractors Alliance, LLC
1328	1/6/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1329	1/6/2022	System Generated Check/Voucher	150.00	Spearem Enterprises, LLC
1330	1/6/2022	System Generated Check/Voucher	28,450.00	Steadfast Contractors Alliance, LLC
1331	1/6/2022	System Generated Check/Voucher	264.51	Straley Robin Vericker
1333	1/20/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1334	1/20/2022	System Generated Check/Voucher	200.00	Laura Coffey
1336	1/20/2022	System Generated Check/Voucher	9,275.41	Tampa Electric
Cleared Checks/Vouchers			54,786.17	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR117	1/4/2022	Tax Distribution 1.4.2022	5,460.17	
Cleared Deposits			5,460.17	





# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 3/2/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	15	-10	<u>Lots of construction debris</u>
INVASIVE MATERIAL (FLOATING)	20	10	-10	<u>Several ponds have algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	16	-4	<u>Cattails</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>
<b>AMENITIES</b>				
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	<u>Recently installed</u>
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	
<b>MONUMENTS AND SIGNS</b>				
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: 3/2/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	28	-2	Frost damaged plants are recovering.
<b>HARDSCAPE ELEMENTS</b>				
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
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
<b>GATES</b>				
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
<b>SCORE</b>	700	674	-26	96%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Cypress Mill

Date: Wednesday, March 2, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**LANDSCAPE MAINTENANCE**

TURF	5	4	-1	<u>Warmer temperatures is helping.</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Some fire ants</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>None observed</u>
PRUNING	10	9	-1	<u>Crape Myrtle trees need to be completed</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	5	0	

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	5	-2	<u>Will be replaced this month</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	93	-7	93%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

Supervisor's Signature: \_\_\_\_\_



## Cypress Mill March



The annuals are still looking good and are scheduled to be changed out in a few weeks.



The Blue Daze plants at the Beth Shields entrance are recovering from the recent frost.





The black retaining border has been added to the playground.



Bahia sod has been added to fill the pine straw beds in the pocket park on Salt River.





The gold mound plants have been rejuvenation pruned at the Salt River pocket park.



Some plants may not recover from the frost damage and will need to be replaced.





All of the palm trees have been trimmed.



Steadfast has started trimming the Crape Myrtle trees but still has a way to go.





The St. Augustine turf along the boulevards is starting to green up and the weed pressure has been reduced.



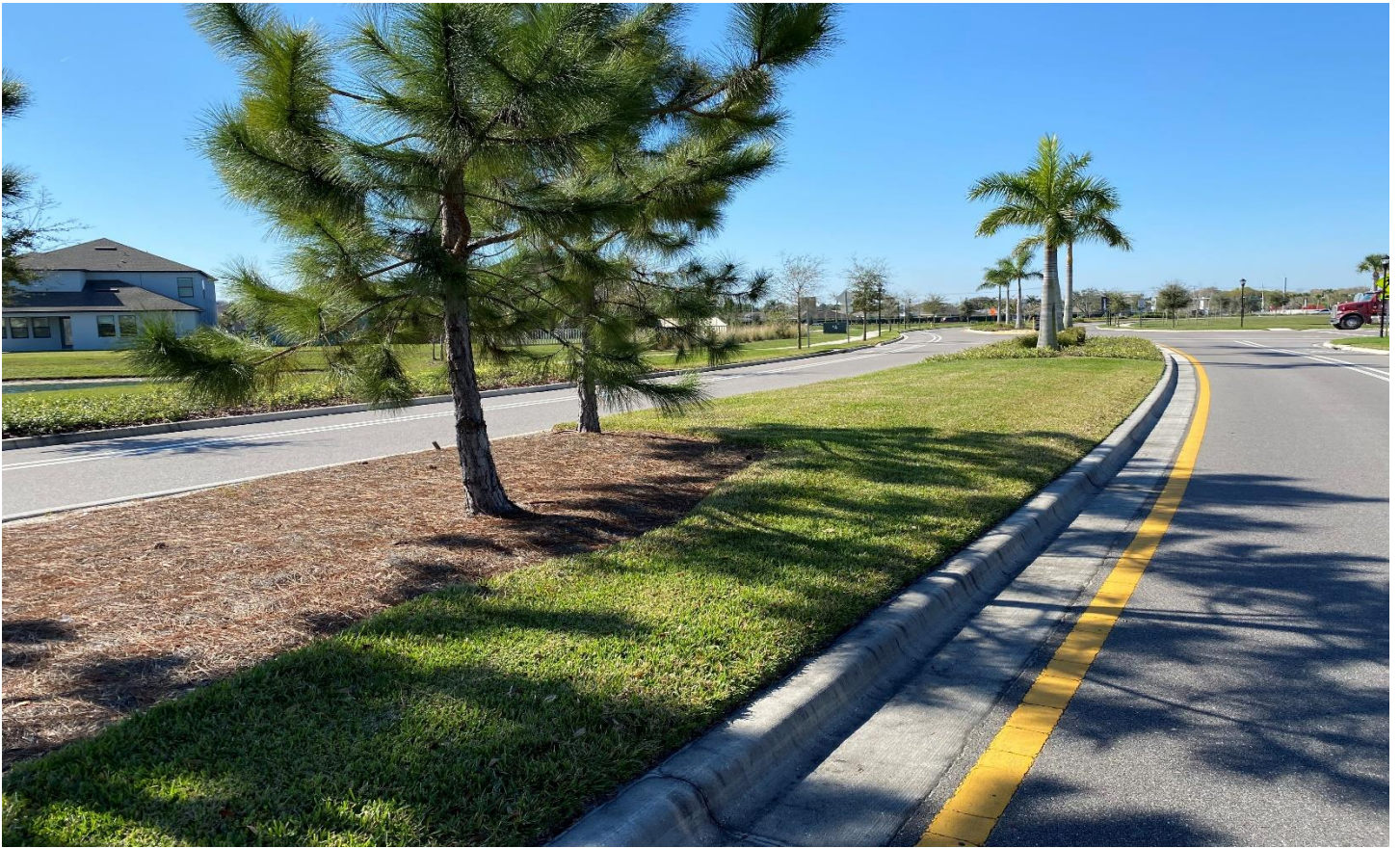
Several Pocket Parks have recently been completed and turned over to the CDD.





Palm fronds need to be removed from the Pocket Park on Wash Island.





The turf and landscape beds along Miller Creek is in good condition.



## Cypress Mills Ponds March



Several of the ponds have algae and construction debris. Sitex has been notified.





















