

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER'S ELECTION &
REGULAR MEETING
NOVEMBER 10, 2022**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, NOVEMBER 10, 2022

9:30 am

The offices of Inframark, IMS

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

District Board of Supervisors	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Ben Gainer
	Supervisor	Anthony Seabrook
	Supervisor	Lori Campagna
District Manager	Inframark	Gene Roberts
District Attorney	Straley Robin Vericker	Vivek Babbar
District Engineer	Landmark Engineering	Todd Amaden

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

The Landowner's Election will begin at **9:30 a.m** following the regular meeting beginning 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.

November 10, 2022

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Landowner's Election & Regular Meetings of Cypress Mill Community Development District will be held on **November 10, 2022, at 9:30 A.M at the offices of Inframark, IMS 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#

LANDOWNERS MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01; Canvassing & Certifying the Results of the Landowners Election.....Tab 01
 - B. Consideration of Resolution 2023-02; Designating OfficersTab 02
 - C. Discussion on Mulch Proposal.....Under Separate Cover
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting October 19, 2022 Tab 03
 - B. Consideration of Operation and Maintenance Expenditures September 2022 Tab 04
 - C. Review of Financial Statements Month Ending September 30, 2022 Tab 05
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager..... Tab 06
 - a. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. 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

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS
MILL COMMUNITY DEVELOPMENT DISTRICT CANVASSING
AND CERTIFYING THE RESULTS OF THE LANDOWNERS
ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION
190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER
DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Cypress Mill Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 10, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 10, 2022 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF CYPRESS MILL COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____ Votes	(__ year term) Seat #2
_____	_____ Votes	(__ year term) Seat #3
_____	_____ Votes	(__ year term) Seat #4

SECTION 3. Said terms of office commence immediately.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 10th day of November, 2022.

ATTEST:

**CYPRESS MILL COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Cypress Mill Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF CYPRESS MILL COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Gene Roberts</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th day of November 2022.

ATTEST:

**CYPRESS MILL COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/Vice-Chair of the Board of Supervisors

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

October 19, 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 **Wednesday, October 19, 2022, at 9:30 a.m.** at the Offices of Inframark 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 **Wednesday, October 19, 2022, at 9:30 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor

Anthony Seabrook	Supervisor	<i>(appointed during the meeting)</i>
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Staff Members Present:

Brian Lamb	District Manager, Inframark
Gene Roberts	District Manager, Inframark
Vivek Babbar	District Counsel, Straley Robin Vericker

There were two (2) residents in attendance and several residents joined via teleconference.

2. PUBLIC COMMENT ON AGENDA ITEMS

A resident commented about the playground by the amenity center and was told it's not owned by the District.

3. BUSINESS ITEMS

A. Discussion on Holiday Lighting Proposal

The Board reviewed the proposal from Illumination Lighting to put up Holiday lights at the entrance.

MOTION TO:	Approve to approve Holiday Lighting from Illumination Lighting
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Discussion on Resident Resumes

The Board reviewed the resignation letter from supervisor Becky Wilson and motion to accept resignation.

MOTION TO:	Accept the resignation of Becky Wilson.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 3/0 - Motion Passed Unanimously

A resident by the name of Anthony Seabrook introduced himself to the Board and asked the difference between the CDD and HOA which Vivek Babar answered.

MOTION TO:	Appoint Anthony Seabrook to the Board and assigned to Seat 1.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 3/0 - Motion Passed Unanimously

An Oath of the Board of Supervisor was administered.

Mr. Babbar discussed the Sunshine Law with Mr. Seabrook.

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting September 8, 2022

B. Consideration of Operation and Maintenance Expenditures August 2022

C. Review of Financial Statements Month Ending August 31, 2022

The Board reviewed the Consent Agenda items.

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

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Community Inspection Report

There were no vendor or staff reports currently.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Ms. Evans requested staff to coordinate the holiday lights to be turned on Thanksgiving Day.

7. PUBLIC COMMENTS

Two residents had questions regarding the holiday lights.

A resident had a question regarding his fence that was damaged by the storm. He will send information to Mr. Roberts.

8. ADJOURNMENT

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

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

Signature

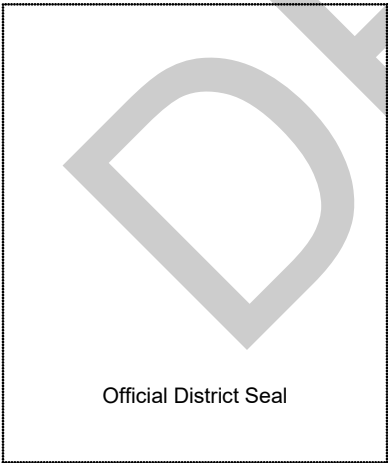
Printed Name

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
Monthly Contract				
Inframark	81949	\$ 4,750.83		District Invoices - August
Sitex Aquatics	6590B	1,065.00		Lake Maintenance - September
Monthly Contract Sub-Total		\$ 5,815.83		
Variable Contract				
Supervisor: Becky Wilson	BW 083022	\$ 200.00		Supervisor Fee - 08/30/22
Supervisor: Becky Wilson	BW 090822	200.00		Supervisor Fee - 09/08/22
Supervisor: Kelly Evans	KE 083022	200.00		Supervisor Fee - 08/30/22
Supervisor: Kelly Evans	KE 090822	200.00		Supervisor Fee - 09/08/22
Supervisor: Laura Coffey	LC 090822	200.00		Supervisor Fee - 09/08/22
Supervisor: Lori Campagna	LOC 090822	200.00		Supervisor Fee - 09/08/22
Variable Contract Sub-Total		\$ 1,200.00		
Utilities				
Tampa Electric	211017895700 090922	\$ 3,223.81		Electricity Service - Thru 09/02/22
Tampa Electric	211018054091 090722	951.98		Electricity Service - Thru 08/31/22
Tampa Electric	211020388099 090722	1,398.18		Electricity Service - Thru 08/31/22
Tampa Electric	211022240322 090922	69.95		Electricity Service - Thru 09/02/22
Tampa Electric	221006350658 090722	243.24		Electricity Service - Thru 08/31/22
Tampa Electric	221006361218 090722	187.30		Electricity Service - Thru 08/31/22
Tampa Electric	221007463708 090922	29.19		Electricity Service - Thru 09/02/22
Tampa Electric	221007640941 090722	23.08		Electricity Service - Thru 08/31/22
Tampa Electric	221007706890 090722	23.08		Electricity Service - Thru 08/31/22
Tampa Electric	221007832001 090722	675.72		Electricity Service - Thru 08/31/22
Tampa Electric	221008279970 090722	2,345.37		Electricity Service - Thru 08/31/22
Tampa Electric	221008607857 090722	23.08	\$ 9,193.98	Electricity Service - Thru 08/31/22
Utilities Sub-Total		\$ 9,193.98		

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
SteadFast	7181	\$ 3,795.00		Irrigation Tracking & Troubleshooting - 08/03/22
SteadFast	7182	265.11		Irrigation wet Check - 08/11/22
SteadFast	7225	465.00		Irrigation wet Check - 07/18/22
SteadFast	7335	385.00		Replaced Adapters - 08/31/22
SteadFast	7352	747.61		Irrigation Services - 08/31/22
SteadFast	7294	15,146.00	\$ 20,803.72	Landscape - September
Straley Robin Vericker	7352	907.85		Professional Service - Thru 08/15/22
Regular Services Sub-Total		\$ 21,711.57		
Additional Services				
JNJ Cleaning Services	0115	\$ 80.00		Dog Station / Trash - 09/01/2022
Additional Services Sub-Total		\$ 80.00		
TOTAL:		\$ 38,001.38		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#81949

DATE

8/25/2022

CUSTOMER ID

C2296

NET TERMS

Net 60

PO#**DUE DATE**

10/24/2022

BILL TO

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

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - B/W Copies- July	7	Ea	0.15		1.05
Postage - Postage- July	7	Ea	0.56		3.95
Website Maintenance - Website Maintenance / Admin	1	Ea	150.00		150.00
Accounting Services - Accounting Services	1	Ea	562.50		562.50
Dissemination Services - Dissemination Services	1	Ea	700.00		700.00
District Management Services - District Management	1	Ea	3,333.33		3,333.33
Subtotal					4,750.83

Subtotal

\$4,750.83

Tax

\$0.00

Total Due

\$4,750.83

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Invoice

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

Date	Invoice #
9/1/2022	6590B

Bill To

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 11 Waterways-September	1,065.00	1,065.00
53900-4307 42			
		Balance Due	\$1,065.00

CYPRESS MILL CDD

MEETING DATE: August 30, 2022

DMS: _____

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 083022




CYPRESS MILL CDDMEETING DATE: September 8, 2022DMS:

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

BW090822

CYPRESS MILL CDDMEETING DATE: August 30, 2022

DMS: _____

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 083022

CYPRESS MILL CDD

MEETING DATE: September 8, 2022

DMS:

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Laura Coffey	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Ben Gainer	<input type="checkbox"/>	Salary Accepted	\$200
Becky Wilson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Lori Campagna	<input checked="" type="checkbox"/>	Salary Accepted	\$200

KE 090822

CYPRESS MILL CDD

MEETING DATE: September 8, 2022

DMS:

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 090822

CYPRESS MILL CDDMEETING DATE: September 8, 2022DMS:

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

LoC 090822



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/09/2022

Account: 211017895700

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

Current month's charges:	\$3,223.81
Total amount due:	\$3,223.81
Payment Due By:	09/30/2022

Your Account Summary

Previous Amount Due	\$3,223.46
Payment(s) Received Since Last Statement	-\$3,223.46
Current Month's Charges	<u>\$3,223.81</u>
Total Amount Due	\$3,223.81

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



See reverse side for more information

Account: 211017895700

Current month's charges:	\$3,223.81
Total amount due:	\$3,223.81
Payment Due By:	09/30/2022

Amount Enclosed \$
683482427340

00003057 02 AV 0.45 93607 FTECO109092222111210 00000 01 01000000 007 01 3057 006



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

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

68348242734021101789570000000003223816



ACCOUNT INVOICE

tampaelectric.com



Account: 211017895700
Statement Date: 09/09/2022
Current month's charges due 09/30/2022

Details of Charges – Service from 08/04/2022 to 09/02/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1468 kWh @ \$0.03102/kWh	\$45.54
Fixture & Maintenance Charge	76 Fixtures	\$1158.20
Lighting Pole / Wire	76 Poles	\$1941.80
Lighting Fuel Charge	1468 kWh @ \$0.04060/kWh	\$59.60
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		\$3.10

Lighting Charges

\$3,223.81

Total Current Month's Charges

\$3,223.81

000003057-0006192-Page 3 of 12



Statement Date: 09/07/2022

Account: 211018054091

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



Current month's charges:	\$951.98
Total amount due:	\$951.98
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$951.82
Payment(s) Received Since Last Statement	-\$951.82
Current Month's Charges	\$951.98
Total Amount Due	\$951.98

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$951.98
Total amount due:	\$951.98
Payment Due By:	09/28/2022

Amount Enclosed \$
678544155126

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

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

Account: 211018054091
Statement Date: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	480 kWh @ \$0.03102/kWh	\$14.89
Fixture & Maintenance Charge	8 Fixtures	\$126.00
Lighting Pole / Wire	8 Poles	\$236.48
Lighting Fuel Charge	480 kWh @ \$0.04060/kWh	\$19.49
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		\$1.01

Lighting Charges

\$402.96

Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.03102/kWh	\$7.66
Fixture & Maintenance Charge	13 Fixtures	\$196.04
Lighting Pole / Wire	13 Poles	\$332.15
Lighting Fuel Charge	247 kWh @ \$0.04060/kWh	\$10.03
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		\$0.52

Lighting Charges

\$549.02

Total Current Month's Charges

\$951.98



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 09/07/2022

Account: 211020388099

Current month's charges:	\$1,398.18
Total amount due:	\$1,398.18
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$1,398.03
Payment(s) Received Since Last Statement	-\$1,398.03
Current Month's Charges	\$1,398.18
Total Amount Due	\$1,398.18

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See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,398.18
Total amount due:	\$1,398.18
Payment Due By:	09/28/2022

Amount Enclosed

\$

627927052109



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

6279270521092110203880990000001398189

Account: 211020388099
Statement Date: 09/07/2022
Current month's charges due 09/28/2022

Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	589 kWh @ \$0.03102/kWh	\$18.27
Fixture & Maintenance Charge	31 Fixtures	\$467.48
Lighting Pole / Wire	31 Poles	\$792.05
Lighting Fuel Charge	589 kWh @ \$0.04060/kWh	\$23.91
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		\$1.24
Franchise Fee		\$85.75
Municipal Public Service Tax		\$3.24

Lighting Charges

\$1,398.18

Total Current Month's Charges

\$1,398.18

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/09/2022

Account: 211022240322

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

Current month's charges:	\$69.95
Total amount due:	\$69.95
Payment Due By:	09/30/2022

Your Account Summary

Previous Amount Due	\$68.31
Payment(s) Received Since Last Statement	-\$68.31
Current Month's Charges	\$69.95
Total Amount Due	\$69.95

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See reverse side for more information

Account: 211022240322

Current month's charges:	\$69.95
Total amount due:	\$69.95
Payment Due By:	09/30/2022

Amount Enclosed \$
609408585502



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

6094085855022110222403220000000069950



ACCOUNT INVOICE

tampaelectric.com



Account: 211022240322
Statement Date: 09/09/2022
Current month's charges due 09/30/2022

Details of Charges – Service from 08/04/2022 to 09/02/2022

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	09/02/2022	8,315		7,932		383 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	383 kWh @ \$0.07089/kWh	\$27.15
Fuel Charge	383 kWh @ \$0.04126/kWh	\$15.80
Storm Protection Charge	383 kWh @ \$0.00315/kWh	\$1.21
Clean Energy Transition Mechanism	383 kWh @ \$0.00402/kWh	\$1.54
Florida Gross Receipt Tax		\$1.75

Electric Service Cost

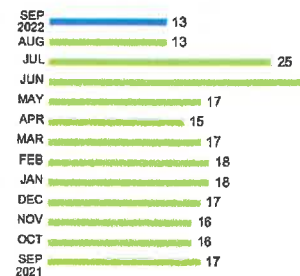
\$69.95

Total Current Month's Charges

\$69.95

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003057-0006195-Page 11 of 12



Statement Date: 09/07/2022
Account: 221006350658

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



Current month's charges:	\$243.24
Total amount due:	\$243.24
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$165.73
Payment(s) Received Since Last Statement	-\$165.73
Current Month's Charges	\$243.24
Total Amount Due	\$243.24

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Account: 221006350658

Current month's charges:	\$243.24
Total amount due:	\$243.24
Payment Due By:	09/28/2022

Amount Enclosed \$

605704878898

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: 221006350658
Statement Date: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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	08/31/2022	37,125		35,326		1,799 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,799 kWh @ \$0.07089/kWh	\$127.53
Fuel Charge	1,799 kWh @ \$0.04126/kWh	\$74.23
Storm Protection Charge	1,799 kWh @ \$0.00315/kWh	\$5.67
Clean Energy Transition Mechanism	1,799 kWh @ \$0.00402/kWh	\$7.23
Florida Gross Receipt Tax		\$6.08

Electric Service Cost

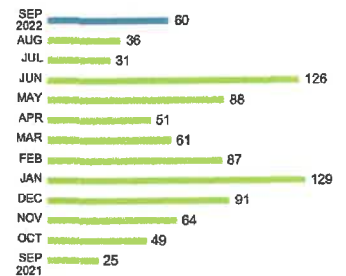
\$243.24

Total Current Month's Charges

\$243.24

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 09/07/2022

Account: 221006361218

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



Current month's charges:	\$187.30
Total amount due:	\$187.30
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$174.74
Payment(s) Received Since Last Statement	-\$174.74
Current Month's Charges	\$187.30
Total Amount Due	\$187.30

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Account: 221006361218

Current month's charges:	\$187.30
Total amount due:	\$187.30
Payment Due By:	09/28/2022

Amount Enclosed \$

605704878899

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

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

Account: 221006361218
Statement Date: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000578684	08/31/2022	22,436		21,094		1,342 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,342 kWh @ \$0.07089/kWh	\$95.13
Fuel Charge	1,342 kWh @ \$0.04126/kWh	\$55.37
Storm Protection Charge	1,342 kWh @ \$0.00315/kWh	\$4.23
Clean Energy Transition Mechanism	1,342 kWh @ \$0.00402/kWh	\$5.39
Florida Gross Receipt Tax		\$4.68

Electric Service Cost

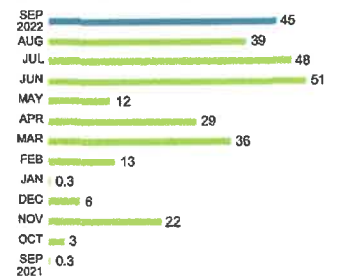
\$187.30

Total Current Month's Charges

\$187.30

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

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Statement Date: 09/09/2022

Account: 221007463708

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

Current month's charges:	\$29.19
Total amount due:	\$29.19
Payment Due By:	09/30/2022

Your Account Summary

Previous Amount Due	\$27.74
Payment(s) Received Since Last Statement	-\$27.74
Current Month's Charges	\$29.19
Total Amount Due	\$29.19

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See reverse side for more information

Account: 221007463708

Current month's charges:	\$29.19
Total amount due:	\$29.19
Payment Due By:	09/30/2022

Amount Enclosed \$

692124349167



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

6921243491672210074637080000000029193



ACCOUNT INVOICE

tampaelectric.com



Account: 221007463708
Statement Date: 09/09/2022
Current month's charges due 09/30/2022

Details of Charges – Service from 08/04/2022 to 09/02/2022

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	09/02/2022	1,493		1,443		50 kWh	1	30 Days

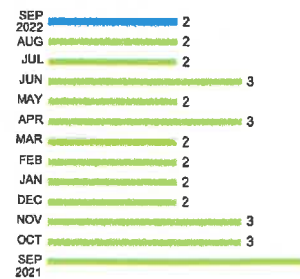
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	50 kWh @ \$0.07089/kWh	\$3.54
Fuel Charge	50 kWh @ \$0.04126/kWh	\$2.06
Storm Protection Charge	50 kWh @ \$0.00315/kWh	\$0.16
Clean Energy Transition Mechanism	50 kWh @ \$0.00402/kWh	\$0.20
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.19

Total Current Month's Charges

\$29.19

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Statement Date: 09/07/2022

Account: 221007640941

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



Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$24.29
Payment(s) Received Since Last Statement	-\$24.29
Current Month's Charges	\$23.08
Total Amount Due	\$23.08

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Account: 221007640941

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	09/28/2022

Amount Enclosed \$

655087468434

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

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

Account: 221007640941
Statement Date: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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	08/31/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.75000
Florida Gross Receipt Tax

Electric Service Cost

\$22.50
\$0.58

\$23.08

Total Current Month's Charges

\$23.08

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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

Statement Date: 09/07/2022

Account: 221007706890

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



Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$24.29
Payment(s) Received Since Last Statement	-\$24.29
Current Month's Charges	\$23.08
Total Amount Due	\$23.08

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Account: 221007706890

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	09/28/2022

Amount Enclosed \$

641507271191

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: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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
1000676801	08/31/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.75000
 Florida Gross Receipt Tax

\$22.50
 \$0.58

Electric Service Cost

\$23.08

Total Current Month's Charges

\$23.08

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

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

Statement Date: 09/07/2022

Account: 221007832001

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

Current month's charges:	\$675.72
Total amount due:	\$675.72
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$675.65
Payment(s) Received Since Last Statement	-\$675.65
Current Month's Charges	\$675.72
Total Amount Due	\$675.72

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Account: 221007832001

Current month's charges:	\$675.72
Total amount due:	\$675.72
Payment Due By:	09/28/2022

Amount Enclosed \$ 641507271192

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: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.03102/kWh	\$9.43
Fixture & Maintenance Charge	16 Fixtures	\$241.28
Lighting Pole / Wire	16 Poles	\$408.80
Lighting Fuel Charge	304 kWh @ \$0.04060/kWh	\$12.34
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		\$0.64

Lighting Charges

\$675.72

Total Current Month's Charges

\$675.72

00000038-0000992-Page 13 of 30

Statement Date: 09/07/2022

Account: 221008279970

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



Current month's charges:	\$2,345.37
Total amount due:	\$2,345.37
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$2,345.11
Payment(s) Received Since Last Statement	-\$2,345.11
Current Month's Charges	\$2,345.37
Total Amount Due	\$2,345.37

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See reverse side for more information

Account: 221008279970

Current month's charges:	\$2,345.37
Total amount due:	\$2,345.37
Payment Due By:	09/28/2022

Amount Enclosed \$

626692499866

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: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	988 kWh @ \$0.03102/kWh	\$30.65
Fixture & Maintenance Charge	52 Fixtures	\$784.16
Lighting Pole / Wire	52 Poles	\$1328.60
Lighting Fuel Charge	988 kWh @ \$0.04060/kWh	\$40.11
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		\$2.08
Franchise Fee		\$143.84
Municipal Public Service Tax		\$5.44

Lighting Charges

\$2,345.37

Total Current Month's Charges

\$2,345.37

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CYPRESS MILL COMMUNITY DEVELOPMENT
6924 KING CREEK DR
RUSKIN, FL 33573-0217

Statement Date: 09/07/2022
Account: 221008607857

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$20.63
Payment(s) Received Since Last Statement	-\$20.63
Current Month's Charges	\$23.08
Total Amount Due	\$23.08

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See reverse side for more information

Account: 221008607857

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	09/28/2022

Amount Enclosed \$

621754224783

00000553 02 AV 0.45 33607 FTECO109072222280610 00000 03 01000000 014 02 14671 004



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

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

6217542247832210086078570000000023083



Account: 221008607857
Statement Date: 09/07/2022
Current month's charges due 09/28/2022

Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: IRR PUMP AND LAKE REFILL WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861712	08/31/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.75000

\$22.50

Florida Gross Receipt Tax

\$0.58

Electric Service Cost

\$23.08

Total Current Month's Charges

\$23.08

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

SEP 0
 2022 0
 AUG 0
 JUL 0
 JUN 0

00000553-0001386-Page 3 of 8





Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
8/3/2022	SM-7181

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
42	Yovani & Jeanette were both on site 07/28, 08/03, & 08/04 troubleshooting the issue with clock D and the 2 wire path. They both spent a total of 2 days on property troubleshooting and wire tracking. After spending those days going from valve box to valve box, disconnecting wires and decoders and testing all decoders they were able to find the decoders that were causing the problem which was caused by lighting. Decoders 25-28, 31-34, 35 & 37 where all struck by lighting. All of these decoders were under warranty so they were able to replace them with no problem.		65.00	8/3/2022	2,730.00
	08/04/22- Tracking & Troubleshooting Day 2- while they were onsite there was 2 repairs that they found- 2 broken bubblers at the main park		0.00	8/4/2022	0.00

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

Total

Payments/Credits

Balance Due

53900-4611

CR



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

Invoice

Date	Invoice #
8/3/2022	SM-7181

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
	Irrigation Parts 08/03-08/04			55.00	8/4/2022	55.00
	Parts used					
	22 DBR-Y Wire nuts & Gel caps					
	24 Wire connectors					
	2- Funny Coupling					
	2- Adjustable bubblers					
	Under Warranty					
	ICD-400 X 2					
	ICD-100 X 2					
	Labor for Tracking & Troubleshooting X 2 tech's			0.00	8/4/2022	0.00

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

Total

Payments/Credits

Balance Due



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
8/3/2022	SM-7181

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	
	08/10- Jeanette was on property to check the clock to make sure it was still working correctly and when she did she noticed the clock displaying the ADM Module alarm again. She spoke with Floyd and he got approval from management to troubleshoot. This time the problem was on the dog path wire and zone/decoder 51 was causing the issue there. Jeanette disconnected the decoder from the wire path and it worked just fine, when she hooked it back up it faulted out again, meaning the decoder went bad. This decoder is under warranty as well, so she ended up replacing that decoder and now everything is up and running as it should.	0.00	8/10/2022	0.00	
	Under warranty ICD-100				
9	Labor for troubleshooting 08/10/22	65.00	8/10/2022	585.00	
6	Irrigation tech's sent out to repair a break caused by construction. Male adaptor on valve was broken.	65.00	8/17/2022	390.00	
	Irrigation Parts Used- 1- 2" slip fix 2- 1 1/2" X 2" male adaptor	35.00		35.00	

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

Total	\$3,795.00
Payments/Credits	\$0.00
Balance Due	\$3,795.00



Steadfast Contractors Alliance, LLC

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

844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
8/11/2022	SM-7182

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	
	Irrigation Wet Check 08/11/22	0.00	8/11/2022	0.00	
	During the inspection these repairs were made	95.00		95.00	
	Broken stub up at the park between Camp Island & Salt River				
	1 broken head on zone 14				
	lateral break on zone 27				
	Parts used				
	1- Drip stub				
	2- Drip couplings				
	1ft of drip line				
	1- 1" coupling				
	1- 1" slip fix				
2	Labor for the repairs made	85.00		170.00	

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

Total	\$265.00
Payments/Credits	\$0.00
Balance Due	\$265.00

53900 4611
412



Steadfast Contractors Alliance, LLC

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

844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
8/22/2022	SM-7225

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	
	Irrigation Wet Check 07/18/22	0.00	7/18/2022	0.00	
	During the wet check inspection these repairs were made:	145.00		145.00	
	3 broken drip line				
	1 broken bubblers				
	1- 6" head				
	2- 1/2" tees				
	2- 1/2" couplings				
	3ft- 1/2" flex pipe				
	1- 1/2" elbow				
2	Irrigation Labor	85.00		170.00	
	Irrigation Wet Check 08/11/22	0.00	8/11/2022	0.00	
	during the inspection for august these repairs were made:	65.00	8/11/2022	65.00	
	1 broken head				
	1 lateral break (1" slip fix, 1" coupling)				
	1 broken stub up				
1	Irrigation Labor for repairs	85.00		85.00	

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

Total	\$465.00
Payments/Credits	\$0.00
Balance Due	\$465.00

53900-4611
402



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
8/31/2022	SM-7335

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
	On site to fix break by dog park. We shut all pumps down to stop the water. We found that there was a 1 1/2 valve that had a crack on the male adapter. We cut the valve out, replaced the male adapters and placed it back. Noticed that there is sod damaged by truck running over it. After making the repair we left to another property to allow it to dry and then we came back 2 hours and a half later and turned the water back on. We checked the area for leaks and it's all working good. This area has not been turned over to us yet but it will need new sod. Parts used: 2- 1" 1/2 x 2" Male adapter 1- 2" Slipfix		45.00		45.00
4	Labor for 2 technicians to dig out all 3 boxes, pump out the water		85.00		340.00

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

Total	\$385.00
Payments/Credits	\$0.00
Balance Due	\$385.00

53900-4611
Cal



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

Invoice

Date	Invoice #
8/31/2022	SM-7352

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
	Irrigation tech's were dispatched per request of PM due to a stuck valve that ran all weekend. The tech's were able to shut the water off and open the valve and they discovered a rock was causing the diaphragm to not close properly. they cleaned it out and it all works as it should. The tech' were also asked to check the back clock on Orzello trail due to an alarm on the clock. Zones 13-17 were causing the clock to not run, these decoders were replaced under warranty. After replacing the decoders and checking the clock it gave another alarm for zones 8-17, at this point they figured it was an wiring issue. They tracked and found a wire splice not connected and another bad decoder #11. that decoder was also replaced under warranty.			6/1/2022	0.00
5	Labor for tracking and troubleshooting		65.00	6/1/2022	325.00
1.5	Technicians were called out to a broken valve at the playground park. Tech's managed to get the water shut off and were able to repair the break. The cause of the break was from heavy machinery driving through the park and crushed the male adaptor to the valve.		65.00	6/7/2022	97.50
	Parts used to make repair: 1 1/2" rain bird valve 1- 1 1/2" X 2" male adaptor 2" slip fix		195.11	6/7/2022	195.11

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

Total

Payments/Credits

Balance Due

53900-464
 CF

**Invoice #**

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

Date _____

Invoice #

Please make all Checks payable to:

Tax ID: 83-2711799

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

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

Quantity	Description	Rate	Serviced Date	Amount
2	Jeanette was sent out to replace the face plate for Clock D on Orzello Trail and reprogram the whole clock to add time and watering days.	65.00	6/28/2022	130.00

Total	\$747.61
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Balance Due	\$747.61
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Steadfast Contractors Alliance, LLC
 30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
 844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
9/1/2022	SM-7294

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 the date of this invoice.				
1	Core Landscape Maintenance	12,785.00		12,785.00	
1	Water Management	916.00		916.00	
1	Fertilization and Pesticide	1,445.00		1,445.00	
	Subtotal			15,146.00	
53900 - 4604 412					

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

Total	\$15,146.00
Payments/Credits	\$0.00
Balance Due	\$15,146.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 07, 2022
Client: 001503
Matter: 000001
Invoice #: 22034

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/18/2022	MS	RECEIVE, REVIEW AND PROCESS QUITCLAIM DEED TO BE E-RECORDED IN PASCO COUNTY.	0.4	\$64.00
7/22/2022	LB	WORK ON PUBLICATION ADS AND MAILED NOTICE LETTER FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.3	\$48.00
7/25/2022	VKB	REVIEW AND REVISE MAILED NOTICE LETTER AND NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.9	\$315.00
7/27/2022	VKB	TELECONFERENCE WITH G. ROBERTS RE: RESCHEDULING PUBLIC HEARING ON O/M BUDGET.	0.2	\$70.00
7/27/2022	LB	FINALIZE PUBLICATION ADS AND MAILED NOTICE LETTER; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME WITH INSTRUCTIONS.	0.2	\$32.00
7/28/2022	VKB	REVIEW AND REVISE QUARTERLY REPORT DISCLOSURE FOR BONDS.	0.3	\$105.00
7/28/2022	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2022/2023 BUDGET AND DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON SAME.	1.0	\$160.00
7/29/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$32.00
Total Professional Services			3.5	\$826.00

51400-3107
WR

September 07, 2022
Client: 001503
Matter: 000001
Invoice #: 22034

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/5/2022	Simplefile E-Recording- Filing Fee- Filing fees	\$48.90
7/25/2022	Simplefile E-Recording- Filing Fee- Filing fees	\$32.95
Total Disbursements		\$81.85
Total Services		\$826.00
Total Disbursements		\$81.85
Total Current Charges		\$907.85
Previous Balance		\$1,592.00
Less Payments		(\$1,592.00)
PAY THIS AMOUNT		\$907.85

Please Include Invoice Number on all Correspondence

INVOICE



JNJ Cleaning Services

Cesmarie Irizarry Velez

7804 Davie Ray Dr, Zephyrhills, FL 33540, UNITED STATES

Phone: +1 813-781-8999; services@jnjcleanservices.com; Website:

www.jnjcleanservices.com

Invoice No#: 0115

Invoice Date: Sep 1, 2022

Due Date: Sep 15, 2022



\$80.00

AMOUNT DUE

BILL TO

c/o Inframark, LLC

Cypress Mill CDD

2005 Pan Am Circle, Suite 300, Tampa 33607, UNITED STATES

districtinvoices@inframark.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Trash Remove and replace 1 large trash bag.	1	\$0.00	\$0.00
2	Dog station Remove and replace 2 dog trash liners once a week. Place dog waste bags as needed. Dog station #1 located on Greenleaf Bay St and King Creek Dr. Dog station #2 located between Greenleaf Bay St and Demory Point Pl.	2	\$40.00	\$80.00
Subtotal				\$80.00
Shipping				\$0.00
TOTAL				\$80.00 USD

NOTES TO CUSTOMER

Services for Cypress Mill CDD in August 2022.

***Once trash bin is placed in community, \$25 charge will be added. Until then, it will remain \$0.

53900-4605
CR

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



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

Cypress Mill
Balance Sheet
As of 9/30/2022

(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
Assets								
Cash - Operating Account	88,894.00	0.00	0.00	0.00	0.00	0.00	0.00	88,894.00
Investment - Revenue 2018 (9000)	0.00	371,909.00	0.00	0.00	0.00	0.00	0.00	371,909.00
Investment - Interest 2018 (9001)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00
Investment - Sinking 2018 (9002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2018 (9003)	0.00	138,969.00	0.00	0.00	0.00	0.00	0.00	138,969.00
Investment - Construction 2018 (9005)	0.00	0.00	0.00	95.00	0.00	0.00	0.00	95.00
Investment - Cost of Issuance 2018 (9006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Revenue 2020 (7000)	0.00	0.00	269,726.00	0.00	0.00	0.00	0.00	269,726.00
Investment - Interest 2020 (7001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2020 (7002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2020 (7003)	0.00	0.00	258,250.00	0.00	0.00	0.00	0.00	258,250.00
Investment - Construction 2020 (7005)	0.00	0.00	5.00	0.00	577,055.00	0.00	0.00	577,060.00
Investment - Cost of Issuance 2020 (7006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	8,498.00	0.00	0.00	0.00	0.00	0.00	0.00	8,498.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	8,378.00	0.00	0.00	0.00	0.00	0.00	0.00	8,378.00
Construction Work In Progress	0.00	0.00	0.00	0.00	0.00	16,066,939.00	0.00	16,066,939.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	453,930.00	453,930.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	16,441,070.00	16,441,070.00
Total Assets	105,770.00	510,879.00	527,981.00	95.00	577,055.00	16,066,939.00	16,895,000.00	34,683,720.00
Liabilities								
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	8,498.00	0.00	0.00	0.00	0.00	0.00	0.00	8,498.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	76.00	0.00	0.00	0.00	0.00	0.00	0.00	76.00
Revenue Bonds Payable - Series 2018	0.00	0.00	0.00	0.00	0.00	0.00	8,150,000.00	8,150,000.00
Revenue Bonds Payable - Series 2020	0.00	0.00	0.00	0.00	0.00	0.00	8,930,000.00	8,930,000.00
Total Liabilities	8,574.00	0.00	0.00	0.00	0.00	0.00	17,080,000.00	17,088,574.00
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0.00	495,986.00	258,252.00	95.00	574,793.00	0.00	0.00	1,329,126.00

(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
Fund Balance-Unreserved	103,842.00	0.00	0.00	0.00	0.00	0.00	0.00	103,842.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	0.00	16,066,939.00	0.00	16,066,939.00
Other	(6,646.00)	14,893.00	269,729.00	0.00	2,262.00	0.00	(185,000.00)	95,239.00
Total Fund Equity & Other Credits	97,196.00	510,879.00	527,981.00	95.00	577,055.00	16,066,939.00	(185,000.00)	17,595,146.00
Total Liabilities & Fund Equity	105,770.00	510,879.00	527,981.00	95.00	577,055.00	16,066,939.00	16,895,000.00	34,683,720.00

Cypress Mill

Statement of Revenues Expenditures

From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	423,338.00	426,657.00	3,319.00	1 %
O&M Assessments - Off Roll	124,487.00	0.00	(124,487.00)	(100)%
Total Revenues	<u>547,825.00</u>	<u>426,657.00</u>	<u>(121,168.00)</u>	<u>(22)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,800.00	6,200.00	(1,400.00)	(29)%
Financial & Administrative				
District Manager	40,000.00	36,667.00	3,333.00	8 %
District Engineer	5,000.00	728.00	4,272.00	85 %
Disclosure Report	12,600.00	7,700.00	4,900.00	39 %
Trustees Fees	10,300.00	4,041.00	6,259.00	61 %
Accounting Services	6,750.00	6,488.00	263.00	4 %
Auditing Services	8,000.00	7,700.00	300.00	4 %
Postage, Phone, Faxes, Copies	1,500.00	185.00	1,315.00	88 %
Public Officials Insurance	2,500.00	2,506.00	(6.00)	(0)%
Legal Advertising	3,000.00	3,667.00	(667.00)	(22)%
Bank Fees	300.00	43.00	257.00	86 %
Dues, Licenses & Fees	175.00	907.00	(732.00)	(418)%
Office Supplies	200.00	0.00	200.00	100 %
Website Hosting	600.00	168.00	432.00	72 %
Website Administration	1,800.00	1,500.00	300.00	17 %
ADA Vendor	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	7,500.00	7,600.00	(100.00)	(1)%
Utility Services				
Electric Utility Services	135,200.00	98,013.00	37,187.00	28 %
Other Physical Environment				
Waterway Management System	20,000.00	12,780.00	7,220.00	36 %
General Liability & Property Casualty Insurance	12,000.00	6,810.00	5,190.00	43 %
Landscape Maintenance - Contract	175,000.00	173,830.00	1,170.00	1 %
Miscellaneous Repairs & Maintenance	7,500.00	4,180.00	3,320.00	44 %
Hardscape Maintenance	2,500.00	180.00	2,320.00	93 %
Plant Replacement Program	25,000.00	14,038.00	10,962.00	44 %
Landscape Maintenance - Mulch	32,100.00	26,000.00	6,100.00	19 %
Irrigation Maintenance	20,000.00	9,589.00	10,411.00	52 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000.00	0.00	2,000.00	100 %
Parks & Recreation				
Park Facility Maintenance	10,000.00	285.00	9,715.00	97 %
Total Expenditures	<u>547,825.00</u>	<u>433,303.00</u>	<u>114,523.00</u>	<u>21 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(6,646.00)</u>	<u>(6,646.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	103,842.00	103,842.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>97,196.00</u>	<u>97,196.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

200 - Debt Service - Series 2018
(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	551,675.00	828,922.00	277,247.00	50 %
Interest Earnings				
Interest Earnings	0.00	1,463.00	1,463.00	0 %
Total Revenues	<u>551,675.00</u>	<u>830,385.00</u>	<u>278,710.00</u>	<u>51 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	396,676.00	399,675.00	(2,999.00)	(1)%
Principal Payments	<u>155,000.00</u>	<u>150,000.00</u>	<u>5,000.00</u>	<u>3 %</u>
Total Expenditures	<u>551,676.00</u>	<u>549,675.00</u>	<u>2,001.00</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(265,817.00)	(265,817.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(265,817.00)</u>	<u>(265,817.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	(1.00)	<u>14,893.00</u>	<u>14,894.00</u>	<u>(1,489,426)%</u>
Fund Balance, Beginning of Period	0.00	495,986.00	495,986.00	0 %
Fund Balance, End of Period	(1.00)	<u>510,879.00</u>	<u>510,880.00</u>	<u>(51,087,990)%</u>

Cypress Mill

Statement of Revenues Expenditures

From 10/1/2021 Through 9/30/2022

201 - Debt Service - Series 2020
(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	515,984.00	7,083.00	(508,901.00)	(99)%
DS Assessments - Off Roll	0.00	514,543.00	514,543.00	0 %
Interest Earnings				
Interest Earnings	0.00	1,398.00	1,398.00	0 %
Total Revenues	<u>515,984.00</u>	<u>523,024.00</u>	<u>7,040.00</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	330,984.00	333,413.00	(2,429.00)	(1)%
Principal Payments	<u>185,000.00</u>	<u>185,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>515,984.00</u>	<u>518,413.00</u>	<u>(2,429.00)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	265,819.00	265,819.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	(702.00)	(702.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>265,117.00</u>	<u>265,117.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>269,729.00</u>	<u>269,729.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	258,252.00	258,252.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>527,981.00</u>	<u>527,981.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

300 - Capital Projects - Series 2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	95.00	95.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>95.00</u>	<u>95.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

301 - Capital Projects - Series 2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1,562.00</u>	<u>1,562.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>1,562.00</u>	<u>1,562.00</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>700.00</u>	<u>700.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>700.00</u>	<u>700.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>2,262.00</u>	<u>2,262.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	574,793.00	574,793.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>577,055.00</u>	<u>577,055.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

*900 - General Fixed Assets Account Group
(In Whole Numbers)*

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	16,066,939.00	16,066,939.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>16,066,939.00</u>	<u>16,066,939.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

950 - General Long-Term Debt
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Debt Service Payments				
Principal Payments	<u>0.00</u>	<u>185,000.00</u>	<u>(185,000.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>185,000.00</u>	<u>(185,000.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(185,000.00)</u>	<u>(185,000.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(185,000.00)</u>	<u>(185,000.00)</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	108,511.02
Less Outstanding Checks/Vouchers	19,616.56
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	88,894.46
Balance Per Books	<u>88,894.46</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Cypress Mill
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1430	9/14/2022	System Generated Check/Voucher	200.00	Laura Coffey
1431	9/14/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1436	9/30/2022	System Generated Check/Voucher	15,893.61	Steadfast Contractors Alliance, LLC
1437	9/30/2022	System Generated Check/Voucher	<u>3,322.95</u>	Tampa Electric
Outstanding Checks/Vouchers			<u><u>19,616.56</u></u>	

Cypress Mill
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1420	8/28/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1421	8/28/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1422	8/28/2022	System Generated Check/Voucher	15,600.38	Steadfast Contractors Alliance, LLC
1423	8/28/2022	System Generated Check/Voucher	2,462.50	Times Publishing Company
1424	9/7/2022	System Generated Check/Voucher	200.00	Becky Wilson
1425	9/7/2022	System Generated Check/Voucher	4,750.83	Inframark LLC
1426	9/7/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1427	9/14/2022	System Generated Check/Voucher	200.00	Becky Wilson
1428	9/14/2022	System Generated Check/Voucher	80.00	JNJ Cleaning Services LLC
1429	9/14/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1432	9/14/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1433	9/14/2022	System Generated Check/Voucher	4,910.00	Steadfast Contractors Alliance, LLC
1434	9/14/2022	System Generated Check/Voucher	907.85	Straley Robin Vericker
1435	9/14/2022	System Generated Check/Voucher	<u>5,871.03</u>	Tampa Electric
Cleared Checks/Vouchers			<u>36,847.59</u>	

MONTHLY MAINTENANCE INSPECTION GRADESHEET

 Site: Cypress Mill

 Date: 11/2/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	<u>The ponds look better</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>No algae observed</u>
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	<u>Some grass weeds around the pond perimeters</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	23	-2	<u>Plants at the Beth Shields entrance need to be trimmed.</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 11/2/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	25	-5	There's still some trees that need to be straightened
SUBDIVISION MONUMENTS	30	25	-5	Fair
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	10	-5	Some fencing in need of repair from the storm
SIDEWALKS	30	30	0	Some areas were recently repaired
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	677	-23	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 11/2/2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	-1	Some detailing needed
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	10	0	Good
CLEANLINESS	5	3	-2	Storm debris
MULCHING	5	3	-2	Steadfast to provide proposal
WATER/IRRIGATION MGMT	8	5	-3	Dry areas of turf
CARRYOVERS	5	5	0	Storm debris/turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	91	-9	91%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____



The landscape at the entrance is in good condition.



The annuals still look good.



The Bulbine plants in the front median should be replaced with more durable plants.



The Muhly grass is in bloom and looks good.



Some sod is needed to cover the voids where the trees fell due to hurricane Ian.



The turf is dry in several areas. Steadfast has been notified to inspect the irrigation.



Lennar has recently repaired several areas of broken sidewalks.



The dog park is completed and is good condition.



The playground is in good condition.



Several trees that had to be replanted after the storm are struggling.



There's still some fencing damaged from the storm that needs to be repaired.



The back entrance off of Beth Shields needs some weed detailing.



The monument as you turn onto Beth Shields needs additional plants added.



A tree along Wash Island was struck by a vehicle and needs to be removed.



The landscape in the pocket park along Salt River is in good condition.

Cypress Mill Ponds November



The pond conditions have improved. Some perimeter weeds need to be sprayed but no algae were observed.









