

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

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
THURSDAY, JANUARY 14, 2021  
9:30 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	Craig Wiggins
<b>District Manager</b>	Meritus	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<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 **9:30 a.m.** follow with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

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

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

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

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

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

January 14, 2021

Board of Supervisors  
**Cypress Mill Community Development District**

Dear Board Members:

The Regular Meeting of Cypress Mill Community Development District will be held on **January 14, 2021 at 9:30 a.m. at the offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 7979718#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion on Dog Stations & Benches Add-On
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting December 10, 2020..... Tab 01
  - B. Consideration of Operation and Maintenance Expenditures November 2020 ..... Tab 02
- 5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING NOVEMBER 30, 2020 ..... Tab 03**
- 6. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 04
    - 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**

**December 10, 2020 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, December 10, 2020 at 9:30 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER/ROLL CALL**

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, December 10, 2020 at 9:50 a.m.**

**Board Members Present and Constituting a Quorum:**

Kelly Evans	Chair
Laura Coffey	Vice Chair
Becky Wilson	Supervisor

**Staff Members Present:**

Gene Roberts	District Manager, Meritus
Dana Crosby-Collier	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2021-02; Canvassing and Certifying the Results of the Landowners Election**

Mr. Roberts reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2021-02
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2021-03; Re-Designating Officers**

The Board discussed the officer positions.

MOTION TO:	Approve Resolution 2021-03 and keep Supervisor Evans as Chair and Supervisor Coffey as Vice Chair.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting October 8, 2020**

The Board reviewed the October 8, 2020 minutes.

MOTION TO:	Approve the October 8, 2020 meeting minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

**B. Consideration of Minutes of the Landowners Election November 3, 2020**

The Board reviewed the November 3, 2020 minutes.

MOTION TO:	Approve the November 3, 2020 landowners election minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

**C. Consideration of Operations and Maintenance Expenditures September 2020**

The Board reviewed the September 2020 O&Ms.

MOTION TO: Approve the September 2020 O&Ms.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Motion PASSED  
3/0 - Motion Passed Unanimously

**D. Consideration of Operations and Maintenance Expenditures October 2020**

The Board reviewed the October 2020 O&Ms.

MOTION TO: Approve the October 2020 O&Ms.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Wilson  
DISCUSSION: None further  
RESULT: Motion PASSED  
3/0 - Motion Passed Unanimously

**5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING OCT. 31, 2020**

The financials were reviewed and accepted.

**6. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

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

**C. District Manager**

**i. Community Inspection Report**

The Board reviewed the community inspection report. Supervisor Evans asked for staff to check with Windward on the status of repairing the light at the entrance monument. She also asked to have a 30-day notice to cure sent to Fieldstone regarding the pond bank maintenance and request a 3-month credit for the lack of service. Supervisor Evans also requested to have Fieldstone replace the blue daze at the entrance at their expense.

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

There were no additional supervisor requests.

**8. PUBLIC COMMENTS**

There were no public comments.

**9. 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*

Official District Seal



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Field Stone	7294	\$ 7,680.35		Landscape Maintenance - November
Field Stone	7295	2,316.20	<b>\$ 9,996.55</b>	Landscape Maintenance Addendum - November
Meritus Districts	10149	3,297.49		Management Services - November
Sitex Aquatics	4191B	1,065.00		Lake Maintenance - November
<b>Monthly Contract Sub-Total</b>		<b>\$ 14,359.04</b>		

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

<b>Utilities</b>				
Tampa Electric	211017895700 110920	\$ 2,674.68		Electric Service - thru 11/03/20
Tampa Electric	211018054091 110520	790.84		Electric Service - thru 10/30/20
Tampa Electric	211020388099 110520	476.34		Electric Service - thru 10/30/20
Tampa Electric	221006350658 110520	47.11		Electric Service - thru 10/30/20
Tampa Electric	221006361218 110520	93.74		Electric Service - thru 10/30/20
Tampa Electric	221007463708 110920	-90.35		Electric Service - thru 11/03/20
Tampa Electric	221007640941 110520	18.52		Electric Service - thru 11/02/20
Tampa Electric	221007706890 110520	18.52		Electric Service - thru 11/02/20
Tampa Electric	221007832001 110520	561.41	<b>\$ 4,590.81</b>	Electric Service - thru 10/30/20
<b>Utilities Sub-Total</b>		<b>\$ 4,590.81</b>		

<b>Regular Services</b>				
Grau and Associates	GA093020	\$ 26.00		FY20 Audit Confirmation - 11/04/20
Grau and Associates	GA093020 2	26.00	<b>\$ 52.00</b>	FY20 Audit Confirmation - 11/04/20
US Bank	5914170	4,040.63		Trustee Fee - 10/01/20-09/30/21

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Regular Services Sub-Total</b>		<b>\$ 4,092.63</b>		
<b>Additional Services</b>				
Clearview Land Design, P.L.	20 02391	\$ 422.97		Requisition Reviews - 11/13/20
Spearem Enterprises, LLC	4450	165.00		Installed Signs - 10/28/20
<b>Additional Services Sub-Total</b>		<b>\$ 587.97</b>		
<b>TOTAL:</b>		<b>\$ 23,630.45</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



FIELDSTONE

4801 122nd Avenue North  
Clearwater, FL 33762

**Bill To**

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

Invoice 7294

Date	PO#
11/01/20	
SalesRep	Terms
Brian Stephens	Net 30

**Property Address**

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#3100 - 2019-2020 Maintenance Contract	November 2020		\$7,680.35	\$7,680.35

Sales Tax \$0.00  
Grand Total \$7,680.35

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

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

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

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>

**FIELDSTONE**

4801 122nd Avenue North  
Clearwater, FL 33762

**Bill To**

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

Invoice 7295

Date	PO#
11/01/20	
SalesRep	Terms
Scott LeRoy	Net 30

**Property Address**

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4973 - Maintenance CDD Addendum November 2020			\$2,316.20	\$2,316.20

By 4604  
5350

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$2,316.20</b>

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

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

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(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>





Invoice

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

Date	Invoice #
11/1/2020	4191B

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  834 4307 5300	1,065.00	1,065.00
<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>Total</b>	\$1,065.00

Statement Date: 11/09/2020

Account: 211017895700

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

Current month's charges:	\$2,674.68
Total amount due:	\$2,674.68
Payment Due By:	11/30/2020

## Your Account Summary

Previous Amount Due	\$2,618.51
Payment(s) Received Since Last Statement	-\$2,618.51
<b>Current Month's Charges</b>	<b>\$2,674.68</b>
<b>Total Amount Due</b>	<b>\$2,674.68</b>



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

## Scammers are calling. Don't be a victim.

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



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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,674.68
Total amount due:	\$2,674.68
Payment Due By:	11/30/2020

**Amount Enclosed** \$

673605574270

**Received**

**NOV 12 2020**

00003130 02 AV 0.38 33607 FTECO111082023115310 00000 01 01000000 008 01 3130 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



**Account:** 211017895700  
**Statement Date:** 11/09/2020  
**Current month's charges due** 11/30/2020

## Details of Charges – Service from 10/03/2020 to 11/03/2020

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1468 kWh @ \$0.02866/kWh	\$42.07
Fixture & Maintenance Charge	76 Fixtures	\$955.90
Lighting Pole / Wire	76 Poles	\$1636.28
Lighting Fuel Charge	1468 kWh @ \$0.02614/kWh	\$38.37
Florida Gross Receipt Tax		\$2.06

### Lighting Charges

**\$2,674.68**

### Total Current Month's Charges

**\$2,674.68**

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## Important Messages

### New Storm Protection Clause

This January, you'll see a new line item on your bill called Storm Protection Charge. It will support the new Storm Protection Plan, which will help prevent power outages and reduce power restoration time during severe weather. This program will benefit all customers by strengthening our power system and making storm restoration faster – and cheaper. Visit [tampaelectric.com/spp](http://tampaelectric.com/spp) for more information.

### More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more. For the 12-month period ending Sept. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 81%, Coal 4%, Purchased Power 10% and Solar 5%. Tampa Electric provides this information to our customers on a quarterly basis.





Statement Date: 11/05/2020

Account: 211018054091

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



Current month's charges:	\$790.84
Total amount due:	\$790.84
Payment Due By:	11/30/2020

## Your Account Summary

Previous Amount Due	\$790.84
Payment(s) Received Since Last Statement	-\$790.84
<b>Current Month's Charges</b>	<b>\$790.84</b>
<b>Total Amount Due</b>	<b>\$790.84</b>

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



See reverse side for more information

Account: 211018054091

Current month's charges:	\$790.84
Total amount due:	\$790.84
Payment Due By:	11/30/2020

**Amount Enclosed** \$

618050135540

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:** 211018054091  
**Statement Date:** 11/05/2020  
**Current month's charges due** 11/30/2020



## Details of Charges – Service from 10/01/2020 to 10/30/2020

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	512 kWh @ \$0.02866/kWh	\$14.67
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.02614/kWh	\$13.38
Florida Gross Receipt Tax		\$0.72

### Lighting Charges

**\$334.69**

## Details of Charges – Service from 10/01/2020 to 10/30/2020

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 @ \$0.02866/kWh	\$7.08
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.02614/kWh	\$6.46
Florida Gross Receipt Tax		\$0.35

### Lighting Charges

**\$456.15**

## Total Current Month's Charges

**\$790.84**

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/05/2020

Account: 211020388099

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

Current month's charges:	\$479.56
Total amount due:	\$476.34
Payment Due By:	11/30/2020

### Your Account Summary

Previous Amount Due	\$2,214.69
Payment(s) Received Since Last Statement	-\$2,214.69
Miscellaneous Credits	-\$3.22
Credit balance after payments and credits	-\$3.22
<b>Current Month's Charges</b>	<b>\$479.56</b>
<b>Total Amount Due</b>	<b>\$476.34</b>

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

### Scammers are calling. Don't be a victim.

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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:	\$479.56
Total amount due:	\$476.34
Payment Due By:	11/30/2020

**Amount Enclosed** \$

683482100049

00004867 01 AV 0.38 93607 FTECO111052023313010 000002 01000000 012/02 9566 003



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



6834821000492110203880990000000476348

**Account:** 211020388099  
**Statement Date:** 11/05/2020  
**Current month's charges due** 11/30/2020

## Details of Charges – Service from 10/01/2020 to 10/30/2020

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	244 kWh @ \$0.02866/kWh	\$6.99
Fixture & Maintenance Charge	31 Fixtures	\$159.88
Lighting Pole / Wire	31 Poles	\$275.58
Lighting Fuel Charge	244 kWh @ \$0.02614/kWh	\$6.38
Florida Gross Receipt Tax		\$0.34
Franchise Fee		\$29.42
Municipal Public Service Tax		\$0.97

#### Lighting Charges

**\$479.56**

### Total Current Month's Charges

**\$479.56**

#### Miscellaneous Credits

Sales Tax Credit

-\$3.22

### Total Current Month's Credits

**-\$3.22**

00004867-0014622-Page 3 of 5



Statement Date: 11/05/2020

Account: 221006350658

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

Current month's charges:	\$47.11
Total amount due:	\$47.11
Payment Due By:	11/30/2020

## Your Account Summary

Previous Amount Due	\$47.73
Payment(s) Received Since Last Statement	-\$47.73
<b>Current Month's Charges</b>	<b>\$47.11</b>
<b>Total Amount Due</b>	<b>\$47.11</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$47.11
Total amount due:	\$47.11
Payment Due By:	11/30/2020

**Amount Enclosed** \$ \_\_\_\_\_  
676074709074

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

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

**Account:** 221006350658  
**Statement Date:** 11/05/2020  
**Current month's charges due** 11/30/2020



## Details of Charges – Service from 10/01/2020 to 10/30/2020

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	10/30/2020	1,644		1,321		323 kWh	1	30 Days

Basic Service Charge

\$18.06

Energy Charge

323 kWh @ \$0.05991/kWh

\$19.35

Fuel Charge

323 kWh @ \$0.02638/kWh

\$8.52

Florida Gross Receipt Tax

\$1.18

**Electric Service Cost**

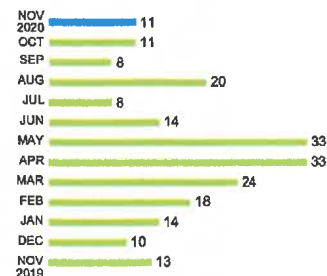
**\$47.11**

**Total Current Month's Charges**

**\$47.11**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





Statement Date: 11/05/2020  
Account: 221006361218

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



Current month's charges:	\$93.74
Total amount due:	\$93.74
Payment Due By:	11/30/2020

## Your Account Summary

Previous Amount Due	\$127.29
Payment(s) Received Since Last Statement	-\$127.29
<b>Current Month's Charges</b>	<b>\$93.74</b>
<b>Total Amount Due</b>	<b>\$93.74</b>

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**Zap Cap SYSTEMS**

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$93.74
Total amount due:	\$93.74
Payment Due By:	11/30/2020

**Amount Enclosed** \$

676074709075

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:** 11/05/2020  
**Current month's charges due** 11/30/2020



## Details of Charges – Service from 10/02/2020 to 10/30/2020

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

Rate Schedule: General Service - Non Demand

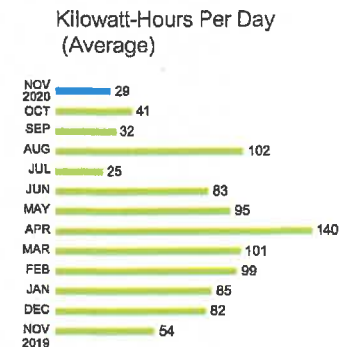
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
J85861	10/19/2020	39,004	38,532		472 kWh	1	17 Days
1000578684	10/30/2020	378	0		378 kWh	1	12 Days

Basic Service Charge		\$18.06
Energy Charge	850 kWh @ \$0.05991/kWh	\$50.92
Fuel Charge	850 kWh @ \$0.02638/kWh	\$22.42
Florida Gross Receipt Tax		\$2.34
<b>Electric Service Cost</b>		<b>\$93.74</b>

**Total Current Month's Charges**

**\$93.74**

### Tampa Electric Usage History



### Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.



Statement Date: 11/09/2020

Account: 221007463708

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

Current month's charges:	\$18.52
Total amount due:	-\$90.35
<b>CREDIT -</b>	<b>DO NOT PAY</b>

**Your Account Summary**

Previous Amount Due	-\$108.87
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$108.87
<b>Current Month's Charges</b>	<b>\$18.52</b>
<b>Total Amount Due</b>	<b>-\$90.35</b>



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Current month's charges:	\$18.52
Total amount due:	-\$90.35
<b>CREDIT -</b>	<b>DO NOT PAY</b>

**Amount Enclosed** \$ \_\_\_\_\_  
626692116352



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:** 11/09/2020  
**Current month's charges due** DO NOT PAY

## Details of Charges – Service from 10/06/2020 to 11/03/2020

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
J17224	11/03/2020	3 (Estimated)		3		0 kWh	1	29 Days

Basic Service Charge  
 Florida Gross Receipt Tax  
**Electric Service Cost**

\$18.06  
 \$0.46

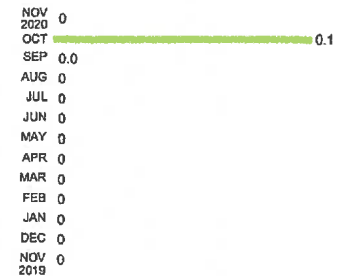
**\$18.52**

**Total Current Month's Charges**

**\$18.52**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### New Storm Protection Clause

This January, you'll see a new line item on your bill called Storm Protection Charge. It will support the new Storm Protection Plan, which will help prevent power outages and reduce power restoration time during severe weather. This program will benefit all customers by strengthening our power system and making storm restoration faster – and cheaper. Visit [tampaelectric.com/spp](http://tampaelectric.com/spp) for more information.

### More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more. For the 12-month period ending Sept. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 81%, Coal 4%, Purchased Power 10% and Solar 5%. Tampa Electric provides this information to our customers on a quarterly basis.



Statement Date: 11/05/2020

Account: 221007640941

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



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	11/30/2020

## 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: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	11/30/2020

**Amount Enclosed**

\$

682247532975

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:** 11/05/2020  
**Current month's charges due** 11/30/2020



## Details of Charges – Service from 10/02/2020 to 11/02/2020

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
G80129	11/02/2020	0		0		0 kWh	1	32 Days

Basic Service Charge  
 Florida Gross Receipt Tax

\$18.06  
 \$0.46

**Electric Service Cost**

**\$18.52**

**Total Current Month's Charges**

**\$18.52**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

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

Statement Date: 11/05/2020  
Account: 221007706890

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



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	11/30/2020

## 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:	11/30/2020

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

682247532976

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:** 11/05/2020  
**Current month's charges due** 11/30/2020



## Details of Charges – Service from 10/02/2020 to 11/02/2020

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	11/02/2020	0		0		0 kWh	1	32 Days

Basic Service Charge  
 Florida Gross Receipt Tax  
**Electric Service Cost**

\$18.06  
 \$0.46

**\$18.52**

**Total Current Month's Charges**

**\$18.52**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
 (Average)

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



Statement Date: 11/05/2020

Account: 221007832001

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



Current month's charges:	\$561.41
Total amount due:	\$561.41
Payment Due By:	11/30/2020

## Your Account Summary

Previous Amount Due	\$561.41
Payment(s) Received Since Last Statement	-\$561.41
<b>Current Month's Charges</b>	<b>\$561.41</b>
<b>Total Amount Due</b>	<b>\$561.41</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$561.41
Total amount due:	\$561.41
Payment Due By:	11/30/2020

**Amount Enclosed**

\$

642741468784

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:** 11/05/2020  
**Current month's charges due** 11/30/2020



## Details of Charges – Service from 10/01/2020 to 10/30/2020

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 @ \$0.02866/kWh	\$8.71
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.02614/kWh	\$7.95
Florida Gross Receipt Tax		\$0.43
<b>Lighting Charges</b>		<b>\$561.41</b>

**Total Current Month's Charges**

**\$561.41**

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## **Grau and Associates**

951 Yamato Road, Suite 280  
Boca Raton, FL 33431  
[www.graucpa.com](http://www.graucpa.com)

**Phone: 561-994-9299**

**Fax: 561-994-5823**

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

*Date*            11/4/2020

### **SERVICE**

### **AMOUNT**

Audit FYE 09/30/2020 - Confirmation.com / October

\$ 1,196.00

Current Amount Due

\$ 1,196.00



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

Invoice Number: 5914170  
Account Number: 248209000  
Invoice Date: 10/23/2020  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

2/3

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

CYPRESS MILL CDD SERIES 2018

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

### STATEMENT SUMMARY

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

**TOTAL AMOUNT DUE \$4,040.63**

All invoices are due upon receipt.

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

CYPRESS MILL CDD SERIES 2018

Invoice Number: 5914170  
Account Number: 248209000  
Current Due: \$4,040.63  
  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 248209000  
Invoice # 5914170  
Attn: Fee Dept St. Paul

**Please mail payments to:**

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





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

Invoice Number: 5914170  
Invoice Date: 10/23/2020  
Account Number: 248209000  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

3/3

CYPRESS MILL CDD SERIES 2018

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

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 10/01/2020 - 09/30/2021</b>				<b>\$3,750.00</b>
Incidental Expenses	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





# Clearview LAND DESIGN, P.L.

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

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

Invoice number 20-02391  
Date 11/13/2020

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

Terms: Net 30

**Entry Monuments and Minor Wall**  
**CDD-MC-001 CDD Formation**  
**LABOR**

	Date	Hours	Rate	Billed Amount
Professional Engineer Chris N. O'Kelley	11/13/2020	2.00	205.00	410.00

*Requisition Reviews*  
**EXPENSE**

Printing and Reproduction

Date	Billed Amount
11/13/2020	12.97

*Papercuts Printing & Documentation 10/17/20 - 11/13/20*

Phase subtotal	422.97
Entry Monuments and Minor Wall subtotal	422.97

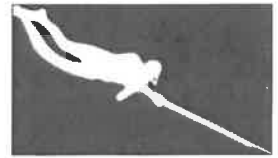
Invoice total **422.97**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
20-02391	11/13/2020	422.97	422.97				
	Total	422.97	422.97	0.00	0.00	0.00	0.00

Manual Invoice - Email

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL  
+1 7273643349  
spearem.jmb@gail.com



# INVOICE

## BILL TO

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

INVOICE # 4450  
DATE 10/28/2020  
DUE DATE 11/12/2020  
TERMS Net 15

Handwritten notes: 539 and 4605

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Ordered, Installed two "NO PARKING " signs, Two DOT posts, hardware at following location: Truck keeps parking. 15700 Miller Creek.	1	140.00	140.00
<b>Shipping/Freight</b> Carrier delivers 11 ft DOT posts	1	25.00	25.00

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**

**\$165.00**

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2020



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 11/30/2020  
(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	81,580	0	0	0	0	0	0	81,580
Investment - Revenue 2018 (9000)	0	73,645	0	0	0	0	0	73,645
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	272,381	0	0	0	0	272,381
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	0	0	574,749	0	0	574,749
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	3,718	0	0	3,718
Accounts Receivable - Other	90	0	0	0	0	0	0	90
Due From Developer	0	0	0	0	0	0	0	0
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	3,367	0	0	0	0	0	0	3,367
Deposits	7,298	0	0	0	0	0	0	7,298
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	17,101,070	17,101,070
Total Assets	92,336	212,614	530,631	95	578,466	16,066,939	17,555,000	35,036,081
Liabilities								
Accounts Payable	1,597	0	0	0	0	0	0	1,597
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
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,445,000	8,445,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	9,110,000	9,110,000
Total Liabilities	1,597	0	0	0	0	0	17,555,000	17,556,597
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	197,789	258,251	95	1,458,284	0	0	1,914,420
Fund Balance-Unreserved	(6,337)	0	0	0	0	0	0	(6,337)
Investment In General Fixed Assets	0	0	0	0	0	16,066,939	0	16,066,939
Other	97,076	14,824	272,380	0	(879,818)	0	0	(495,537)
Total Fund Equity & Other Credits	90,739	212,614	530,631	95	578,466	16,066,939	0	17,479,484

Cypress Mill  
Balance Sheet

As of 11/30/2020  
(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
Total Liabilities & Fund Equity	<u><u>92,336</u></u>	<u><u>212,614</u></u>	<u><u>530,631</u></u>	<u><u>95</u></u>	<u><u>578,466</u></u>	<u><u>16,066,939</u></u>	<u><u>17,555,000</u></u>	<u><u>35,036,081</u></u>



# Cypress Mill

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2020 Through 11/30/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	284,286	7,564	(276,723)	(97)%
O&M Assessments - Off Roll	0	139,051	139,051	0 %
Contributions & Donations From Private Sources				
Developer Contributions	263,539	0	(263,539)	(100)%
Total Revenues	547,825	146,615	(401,210)	(73)%
Expenditures				
Financial & Administrative				
District Manager	40,000	6,333	33,667	84 %
District Engineer	5,000	423	4,577	92 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	947	7,253	88 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,500	187	1,313	88 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	3,000	992	2,008	67 %
Bank Fees	300	53	247	82 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Hosting	600	0	600	100 %
Website Administration	1,800	250	1,550	86 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	1,697	5,803	77 %
Utility Services				
Electric Utility Services	150,000	4,883	145,117	97 %
Other Physical Environment				
Waterway Management System	25,000	2,130	22,870	91 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	21,128	143,872	87 %
Miscellaneous Repairs & Maintenance	7,500	165	7,335	98 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	0	25,000	100 %
Landscape Maintenance - Mulch	31,700	0	31,700	100 %
Irrigation Maintenance	20,000	0	20,000	100 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	7,500	0	7,500	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	5,450	0	5,450	100 %
Total Expenditures	547,825	49,538	498,287	91 %
Excess of Revenues Over (Under) Expenditures	0	97,076	97,076	0 %
Fund Balance, Beginning of Period	0	(6,337)	(6,337)	0 %
Fund Balance, End of Period	0	90,739	90,739	0 %

# Cypress Mill

## Statement of Revenues & Expenditures

200 - Debt Service - Series 2018  
From 10/1/2020 Through 11/30/2020  
(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	552,675	14,823	(537,852)	(97)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	552,675	14,824	(537,851)	(97)%
Expenditures				
Debt Service Payments				
Interest Payments	402,675	0	402,675	100 %
Principal Payments	150,000	0	150,000	100 %
Total Expenditures	552,675	0	552,675	100 %
Excess of Revenues Over (Under) Expenditures	0	14,824	14,824	0 %
Fund Balance, Beginning of Period	0	197,789	197,789	0 %
Fund Balance, End of Period	0	212,614	212,614	0 %

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

201 - Debt Service - Series 2020  
From 10/1/2020 Through 11/30/2020  
(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	515,775	0	(515,775)	(100)%
DS Assessments - Off Roll	0	272,380	272,380	0 %
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	515,775	272,382	(243,393)	(47)%
Expenditures				
Debt Service Payments				
Interest Payments	335,775	0	335,775	100 %
Principal Payments	180,000	0	180,000	100 %
Total Expenditures	515,775	0	515,775	100 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(3)	(3)	0 %
Total Other Financing Sources	0	(3)	(3)	0 %
Excess of Revenues Over (Under) Expenditures	0	272,380	272,380	0 %
Fund Balance, Beginning of Period	0	258,251	258,251	0 %
Fund Balance, End of Period	0	530,631	530,631	0 %

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

300 - Capital Projects - Series 2018  
From 10/1/2020 Through 11/30/2020  
(In Whole Numbers)

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

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

301 - Capital Projects - Series 2020  
From 10/1/2020 Through 11/30/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	15	15	0 %
Total Revenues	0	15	15	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	879,835	(879,835)	0 %
Total Expenditures	0	879,835	(879,835)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3	3	0 %
Total Other Financing Sources	0	3	3	0 %
Excess of Revenues Over (Under) Expenditures	0	(879,818)	(879,818)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	0	578,466	578,466	0 %

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

900 - General Fixed Assets Account Group  
From 10/1/2020 Through 11/30/2020  
(In Whole Numbers)

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

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Bank Balance	90,391.04
Less Outstanding Checks/Vouchers	8,810.90
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	81,580.14
Balance Per Books	<u>81,580.14</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: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1195	11/5/2020	System Generated Check/Voucher	186.90	Optimal Outsource
1207	11/24/2020	Series 2018 FY21 Tax Dist ID 503	8,624.00	Cypress Mill CDD
Outstanding Checks/Vouchers			8,810.90	



**Cypress Mill**  
**Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1185	10/22/2020	System Generated Check/Voucher	486.50	Times Publishing Company
1188	10/27/2020	Series 2018 FY20 Tax Dist ID Excess Fees	2,110.78	Cypress Mill CDD
1187	11/1/2020	System Generated Check/Voucher	9,147.00	Egis Insurance Advisors, LLC
1189	11/2/2020	Series 2020 FY21 DS Assessment PH2	272,379.80	Cypress Mill CDD
1190	11/5/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1191	11/5/2020	System Generated Check/Voucher	512.50	Clearview Land Design, P.L.
1192	11/5/2020	System Generated Check/Voucher	26,016.09	Field Stone Landscape Services
1193	11/5/2020	System Generated Check/Voucher	273.22	Greenberg Traurig, P.A.
1194	11/5/2020	System Generated Check/Voucher	15,111.59	Meritus Districts
1196	11/5/2020	System Generated Check/Voucher	3,195.00	Sitex Aquatics LLC
1197	11/5/2020	System Generated Check/Voucher	165.00	Spearem Enterprises, LLC
1198	11/5/2020	System Generated Check/Voucher	2,738.45	Straley Robin Vericker
1199	11/5/2020	System Generated Check/Voucher	992.00	Times Publishing Company
1200	11/12/2020	System Generated Check/Voucher	9,996.55	Field Stone Landscape Services
1201	11/12/2020	System Generated Check/Voucher	52.00	Grau and Associates
1202	11/12/2020	System Generated Check/Voucher	2,006.48	Tampa Electric
1203	11/12/2020	System Generated Check/Voucher	4,040.63	US Bank
1204	11/12/2020	Series 2018 FY21 Tax Dist ID 499	1,347.51	Cypress Mill CDD
1205	11/16/2020	Series 2018 FY21 Tax Dist ID 502	4,851.00	Cypress Mill CDD
1206	11/19/2020	System Generated Check/Voucher	2,674.68	Tampa Electric
CD035	11/20/2020	Bank Fee	<u>26.93</u>	
Cleared Checks/Vouchers			<u>359,623.71</u>	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1516619	11/2/2020	Off Roll - 11.02.20	411,430.81	
CR070	11/12/2020	Tax Distribution - 11.12.20	2,035.11	
CR071	11/16/2020	Tax Distribution - 11.16.20	7,326.36	
CR072	11/24/2020	Tax Distribution - 11.24.20	<u>13,024.64</u>	
Cleared Deposits			<u><u>433,816.92</u></u>	



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 1/5/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	<u>Look clean</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>Some algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	<u>Cattails in the back ponds</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

### AMENITIES

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

### MONUMENTS AND SIGNS

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



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 1/5/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	Missing Blue Daze/ Dead annuals
RECREATIONAL AREAS	30	25	-5	Weed detailing needed at Pocket park
SUBDIVISION MONUMENTS	30	30	0	Dead palm trees
<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	684	-16	98%

Manager's Signature: Gene Roberts

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



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Cypress Mill

Date: Tuesday, January 5, 2021

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

TURF	5	3	-2	<u>Fair</u>
TURF FERTILITY	10	8	-2	<u>Fair</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	8	-2	<u>Chinch bug damage</u>
PLANT FERTILITY	5	3	-2	<u>Some are chlorotic</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Some detailing needed</u>
PLANT INSECT/DISEASE CONTROL	5	3	-2	<u>Fire ants</u>
PRUNING	10	10	0	<u>Palm trees</u>
CLEANLINESS	5	5	0	<u>Better</u>
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>Plant fertility/Chinch bug damage</u>

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	3	-4	<u>Need to be replaced</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	83	-17	83%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

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



Cypress Mill January



Fieldstone has not yet replaced the Blue Daze at the entrance.





The Coleus need to be replaced.



Damaged turf along Miller Creek will need to be replaced.





Tree wells need to be edged better and weeded.



Landscape beds at the pocket park on Salt River need to be sprayed for weeds.





Most of the tree wells along Camp Island have fire ant mounds.



Equipment operators are using the same mow patterns and are starting to create ruts.





Landscape at the park on Wash Island looks good.



Tree braces have been on for over a year and can be removed.





Bulbine at the entrance need a fungicide application.



The ornamental grasses should be cut back.





The pond at the entrance has an algae bloom.



Besides the pond banks the rest look good.











