

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 12, 2022**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, MAY 12, 2022

9:15 A.M.

The offices of Meritus

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

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Ben Gainer Becky Wilson Lori Campagna
District Manager	Meritus	Gene Roberts
District Attorney	Straley Robin Vericker	Vivek Babbar
District Engineer	Clearview Land Design	Chris O'Kelley

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

The regular meeting will begin at **9:15 am** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

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

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

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

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

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

May 12, 2022

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Regular of Cypress Mill Community Development District will be held on **May 12, 2022 at 9:15 a.m. at the offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 7979718#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Resignation of District Engineer- Chris O’Kelley.....Tab 01
 - B. Acceptance of Financial Report for Fiscal Year Ending September 31, 2021.....Tab 02
 - C. Discussion on RFP for District Engineering Services.....Tab 03
 - D. Discussion on New Interim District Engineer for Cypress Mill CDD
 - E. Announcement of Qualified Electors.....Tab 04
 - F. Consideration of Resolution 2022-02; Announcing Landowner Election.....Tab 05
 - i. Sample Ballot & Proxy
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting March 10, 2022, Tab 06
 - B. Consideration of Operation and Maintenance Expenditures February 2022..... Tab 07
 - C. Consideration of Operation and Maintenance Expenditures March 2022..... Tab 08
- 5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING March 31, 2022.....Tab 09**
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 10
 - 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



Mary 21, 2022

Meritus Associations
2005 Pan Am Circle Dr, Suite 120
Tampa, Florida 33607

Re: **District Engineer**
Cypress Mill Community Development District

To Whom it May Concern:

Please allow this letter to serve as our resignation as the District Engineer for the Cypress Mill Community Development District. Should you have any questions feel free to reach out to me or Toxey Hall.

Sincerely,
CLEARVIEW LAND DESIGN, P.L.

A handwritten signature in blue ink, appearing to read "Chris O'Kelley", with a stylized flourish at the end.

Chris O'Kelley. P.E.
Project Manager

P:\Miller Creek\Master Plan\Correspondence\2022.03.17_CDD_Resignation Letter\2022.03.17_Dist Eng_Resignation letter.docx

cc: Brian Lamb
Kelly Evans
Ben Gainer

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Mill Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Mill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 24, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



March 24, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Mill Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$535,963).
- The change in the District's total net position for the fiscal year ended September 30, 2021 was \$446,601, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$1,086,594, a decrease of (\$760,852) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2021	2020
Assets, excluding capital assets	\$ 1,449,499	\$ 1,961,589
Capital assets, net of depreciation	16,066,938	15,187,103
Total assets	17,516,437	17,148,692
Current liabilities	608,268	354,516
Long-term liabilities	17,444,132	17,776,740
Total liabilities	18,052,400	18,131,256
Net Position		
Net investment in capital assets	(802,306)	(1,131,257)
Restricted	164,629	148,690
Unrestricted	101,714	3
Total net position	\$ (535,963)	\$ (982,564)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2021	2020	
Revenues:			
Program revenues			
Charges for services	\$ 1,422,519	\$ 397,035	
Operating grants and contributions	72,750	453,293	
Capital grants and contributions	45	88	
General revenues	131	74	
Total revenues	1,495,445	850,490	
Expenses:			
General government	78,205	79,396	
Maintenance and operations	238,042	219,514	
Bond issuance costs	-	359,625	
Interest	732,597	598,108	
Total expenses	1,048,844	1,256,643	
Change in net position	446,601	(406,153)	
Net position - beginning	(982,564)	(576,411)	
Net position - ending	\$ (535,963)	\$ (982,564)	

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,048,844. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments and developer contributions, increased during the fiscal year as a result of an increase in assessments. In total, expenses decreased from the prior fiscal year, the majority of the decrease was the result of the non-recurring bond issuance costs for the Series 2020 Bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$16,066,938 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$17,230,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out. The Board has initiated discussions to consider additional Bonds to finance acquisition of recreational and other facilities; however, no terms of the refinancing have yet been established.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Cypress Mill Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 104,974
Assessments receivable	7,021
Deposits	8,378
Restricted assets:	
Investments	1,329,126
Capital assets:	
Nondepreciable	<u>16,066,938</u>
Total assets	<u>17,516,437</u>
 LIABILITIES	
Accounts payable and accrued expenses	14,010
Due to Developer	348,895
Accrued interest payable	245,363
Non-current liabilities:	
Due within one year	335,000
Due in more than one year	<u>17,109,132</u>
Total liabilities	<u>18,052,400</u>
 NET POSITION	
Net investment in capital assets	(802,306)
Restricted for debt service	164,629
Unrestricted	<u>101,714</u>
Total net position	<u>\$ (535,963)</u>

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 78,205	\$ 78,205	\$ -	\$ -	\$ -
Maintenance and operations	238,042	339,622	-	45	101,625
Interest on long-term debt	732,597	1,004,692	72,750	-	344,845
Total governmental activities	1,048,844	1,422,519	72,750	45	446,470
General revenues:					
Unrestricted investment earnings					131
Total general revenues					131
Change in net position					446,601
Net position - beginning					(982,564)
Net position - ending					<u>\$ (535,963)</u>

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 104,974	\$ -	\$ -	\$ 104,974
Investments	-	754,238	574,888	1,329,126
Assessments receivable	2,372	4,649	-	7,021
Deposits	8,378	-	-	8,378
Total assets	<u>\$ 115,724</u>	<u>\$ 758,887</u>	<u>\$ 574,888</u>	<u>\$ 1,449,499</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 14,010	\$ -	\$ -	\$ 14,010
Due to Developer	-	348,895	-	348,895
Total liabilities	<u>14,010</u>	<u>348,895</u>	<u>-</u>	<u>362,905</u>
Fund balances:				
Nonspendable:				
Deposits	8,378	-	-	8,378
Restricted for:				
Debt service	-	409,992	-	409,992
Capital projects	-	-	574,888	574,888
Unassigned	93,336	-	-	93,336
Total fund balances	<u>101,714</u>	<u>409,992</u>	<u>574,888</u>	<u>1,086,594</u>
Total liabilities and fund balances	<u>\$ 115,724</u>	<u>\$ 758,887</u>	<u>\$ 574,888</u>	<u>\$ 1,449,499</u>

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Total fund balances - governmental funds \$ 1,086,594

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	16,066,938	
Accumulated depreciation	<u>-</u>	16,066,938

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(245,363)	
Original issue discount	45,393	
Original issue premium	(259,525)	
Bonds payable	<u>(17,230,000)</u>	<u>(17,689,495)</u>
Net position of governmental activities		<u>\$ (535,963)</u>

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 426,325	\$ 1,004,692	\$ -	\$ 1,431,017
Developer contributions	-	72,693	-	72,693
Interest income	131	57	45	233
Total revenues	426,456	1,077,442	45	1,503,943
EXPENDITURES				
Current:				
General government	78,205	-	-	78,205
Maintenance and operations	238,042	-	-	238,042
Debt Service:				
Principal	-	325,000	-	325,000
Interest	-	743,713	-	743,713
Capital outlay	-	-	879,835	879,835
Total expenditures	316,247	1,068,713	879,835	2,264,795
Excess (deficiency) of revenues over (under) expenditures	110,209	8,729	(879,790)	(760,852)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	3,702	(3,702)	-
Total other financing sources (uses)	-	3,702	(3,702)	-
Net change in fund balances	110,209	12,431	(883,492)	(760,852)
Fund balances - beginning	(8,495)	397,561	1,458,380	1,847,446
Fund balances - ending	\$ 101,714	\$ 409,992	\$ 574,888	\$ 1,086,594

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$	(760,852)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		879,835
--	--	---------

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		325,000
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		(8,498)
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue discount/premium		7,608
Change in accrued interest		<u>3,508</u>
Change in net position of governmental activities	\$	<u><u>446,601</u></u>

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Mill Community Development District ("District") was established on June 12, 2018, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 15-6. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all of the Board members are affiliated with Lennar Homes, LLC, the Developer.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Gov't			Weighted average maturity:
Obligation Fund CL D	\$ 1,329,126	S&P AAAm	14 days
Total	<u>\$ 1,329,126</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2021 were as follows:

Fund	Transfer In	Transfer Out
Debt Service	\$ 3,702	\$ -
Capital projects	-	3,702
Total	<u>\$ 3,702</u>	<u>\$ 3,702</u>

Transfers from the capital projects to the debt service fund were made in accordance with the Bond Indenture to close out the cost of issuance account.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 15,187,103	\$ 879,835	\$ -	\$ 16,066,938
Total capital assets, not being depreciated	15,187,103	879,835	-	16,066,938
 Governmental activities capital assets, net	 \$ 15,187,103	 \$ 879,835	 \$ -	 \$ 16,066,938

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$25,750,000. The project costs for Assessment Area One is \$15,462,500 and for Assessment Area Two is \$10,287,500. The infrastructure will include earthwork, stormwater management facilities, potable water, irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping and hardscape. The Developer is funding the costs of the project subject to repayment by the District. As of September 30, 2021, the District reimbursed the Developer \$7,958,699, \$7,228,404, and \$879,835 for fiscal year 2019, 2020, and 2021, respectively, for costs of the partially completed project.

NOTE 7 – LONG-TERM LIABILITIES

Series 2018

On September 26, 2018, the District issued \$8,585,000 of Special Assessment Bonds, Series 2018, consisting of multiple term bonds with due dates ranging from December 15, 2024 – December 15, 2048 and interest rates ranging from 4.0% - 5.05%. The Bonds were issued to finance the costs of acquisition of the Assessment Area One Project. Interest is to be paid semiannually on each December 15 and June 15, commencing December 15, 2018. Principal on the Bonds is to be paid serially commencing December 15, 2020 through December 15, 2048.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

Series 2020

On February 25, 2020, the District issued \$9,110,000 of Special Assessment Bonds, Series 2020, consisting of multiple term bonds with due dates ranging from June 15, 2025 – June 15, 2050 and interest rates ranging from 2.625% - 3.6%. The Bonds were issued to finance the costs of acquisition of the Assessment Area Two Project. Interest is to be paid semiannually on each June 15 and December 15, commencing June 15, 2020. Principal on the Bonds is to be paid serially commencing June 15, 2021 through June 15, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 8,445,000	\$ -	\$ 145,000	\$ 8,300,000	\$ 150,000
Less Bond discount	(47,054)	-	(1,661)	(45,393)	-
Series 2020	9,110,000	-	180,000	8,930,000	185,000
Plus Bond premium	268,794	-	9,269	259,525	-
Total	<u>\$ 17,776,740</u>	<u>\$ -</u>	<u>\$ 332,608</u>	<u>\$ 17,444,132</u>	<u>\$ 335,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 335,000	\$ 733,088	\$ 1,068,088
2023	345,000	722,131	1,067,131
2024	360,000	710,744	1,070,744
2025	370,000	698,925	1,068,925
2026	380,000	686,338	1,066,338
2027-2031	2,125,000	3,206,500	5,331,500
2032-2036	2,600,000	2,732,250	5,332,250
2037-2041	3,250,000	2,082,825	5,332,825
2042-2046	4,060,000	1,270,425	5,330,425
2047-2050	3,405,000	309,125	3,714,125
Total	<u>\$ 17,230,000</u>	<u>\$ 13,152,351</u>	<u>\$ 30,382,351</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer owns a portion of the land within the District and has agreed to fund the general operations of the District, not covered by assessments.

The Developer has also agreed to fund the debt service on the Bonds which is not paid through special or prepaid assessments. During the current fiscal year, the Developer contributed \$72,693 to the debt service fund. At September 30, 2021, the Developer is owed \$348,895.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original and Final	Actual Amounts	
REVENUES			
Assessments	\$ 284,286	\$ 426,325	\$ 142,039
Interest	-	131	131
Developer contributions	263,539	-	(263,539)
Total revenues	<u>547,825</u>	<u>426,456</u>	<u>(121,369)</u>
EXPENDITURES			
Current:			
General government	91,675	78,205	13,470
Maintenance and operations	440,700	238,042	202,658
Parks and recreation	15,450	-	15,450
Total expenditures	<u>547,825</u>	<u>316,247</u>	<u>231,578</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	110,209	<u>\$ 110,209</u>
Fund balance - beginning		<u>(8,495)</u>	
Fund balance - ending		<u>\$ 101,714</u>	

See notes to required supplementary information

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	None
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	Not applicable
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 22
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021 (Gross)	<p>Operations and maintenance;</p> <p style="text-align: right;">SF 40 - \$584.69</p> <p style="text-align: right;">SF 50 - \$730.87</p> <p>Debt service;</p> <p style="text-align: right;">SF 40 Area 1 Series 2018 - \$1,145.83</p> <p style="text-align: right;">SF 50 Area 1 Series 2018 - \$1,432.29</p> <p style="text-align: right;">SF 40 Area 2 Series 2020 - \$1,145.83</p> <p style="text-align: right;">SF 50 Area 2 Series 2020 - \$1,431.65</p>
Special assessments collected FYE 9/30/2021 (Net)	\$1,431,017.00
Outstanding Bonds:	
Series 2018, due December 15, 2048	see Note 7 page 19 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Cypress Mill Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Mill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 24, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Brian J. Associates".

March 24, 2022



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Mill Community Development District
Hillsborough County, Florida

We have examined Cypress Mill Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cypress Mill Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 24, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Mill Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Mill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021 and have issued our report thereon dated March 24, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 24, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Mill Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Mill Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 24, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

April 28, 2022

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



Re: The Cypress Mill Community Development District – Professional Engineering Services – continuing contract

Dear Selection Committee,

Lighthouse Engineering (LHE) submits this proposal for professional services with a strong interest to enter a partnership with The Cypress Mill Community Development District (CDD) as your **District Engineer**. LHE is a multi-discipline civil/site engineering firm with three senior professional engineers and affiliates who are highly qualified for this work. Six copies of Standard Form No. 330 and Letter of Interest are included in this proposal.

Lighthouse Engineering
has professionals
experienced with CDD
operations.

Lighthouse Engineering (LHE) had provided engineering services for Meadow Pointe II CDD in Wesley Chapel, Florida with Bob Nanni is the District Manager.

WHY HIRE LHE? Quite simply, we offer the best value for our professional services. LHE is an engineering firm with very competitive overhead and the highest quality standards. Our engineers have a combined experience of over 100 years and this knowledge allows us to examine, evaluate and quickly solve both complex and minor tasks. We feel this knowledge provides the best value for our clients.

LHE provides this value through having executive/ senior professionals that are highly qualified for their work. In addition, our operations run efficiently through purchasing and acquiring the same or greater IT infrastructure and office equipment utilized by our competitors and placing them in home offices. As the District Engineer, we would adopt a **safety-first approach**. We will protect the safety of the community first and foremost. We will support the **economic** interests of the community through adhering to capital budgeting requirements. For our part, we commit that we will provide the engineering services for the CDD in accordance with the budget.

WHY IS THIS IMPORTANT TO THE CDD? It means that our engineering work is easily bid by contractors and produces regular low bids for work. Also, Design-Build projects typically have zero change orders. This allows the CDD to finish more work with less financial and management resources.

If you wish to discuss our abilities further, we would welcome the opportunity to meet face to face with you.

If you have any additional questions, please let us know.

Sincerely,

**Brad Foran, PE
Lighthouse Engineering, Inc.**

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL 34695
727-726-7856 (office) 727-683-9848 (fax)

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*
The Cypress Mill Community Development District – Professional Engineering Services – continuous contract

2. PUBLIC NOTICE DATE
 April 28, 2022

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE
 Brad Foran, P.E., President

5. NAME OF FIRM
Lighthouse Engineering, Inc.

6. TELEPHONE NUMBER
 727.726.7856

7. FAX NUMBER
 727.683.9848

8. E-MAIL ADDRESS
 bforan@lighthouseenginc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
PRIME	J-V PARTNER	SUBCON-	TRACTOR			
a.	X			Lighthouse Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	701 Enterprise Road East Suite 410 Safety Harbor, FL 34695	Project Management, Environmental Permitting, Drainage, Traffic, Design, QA/QC, Specifications
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] *(Attached)*

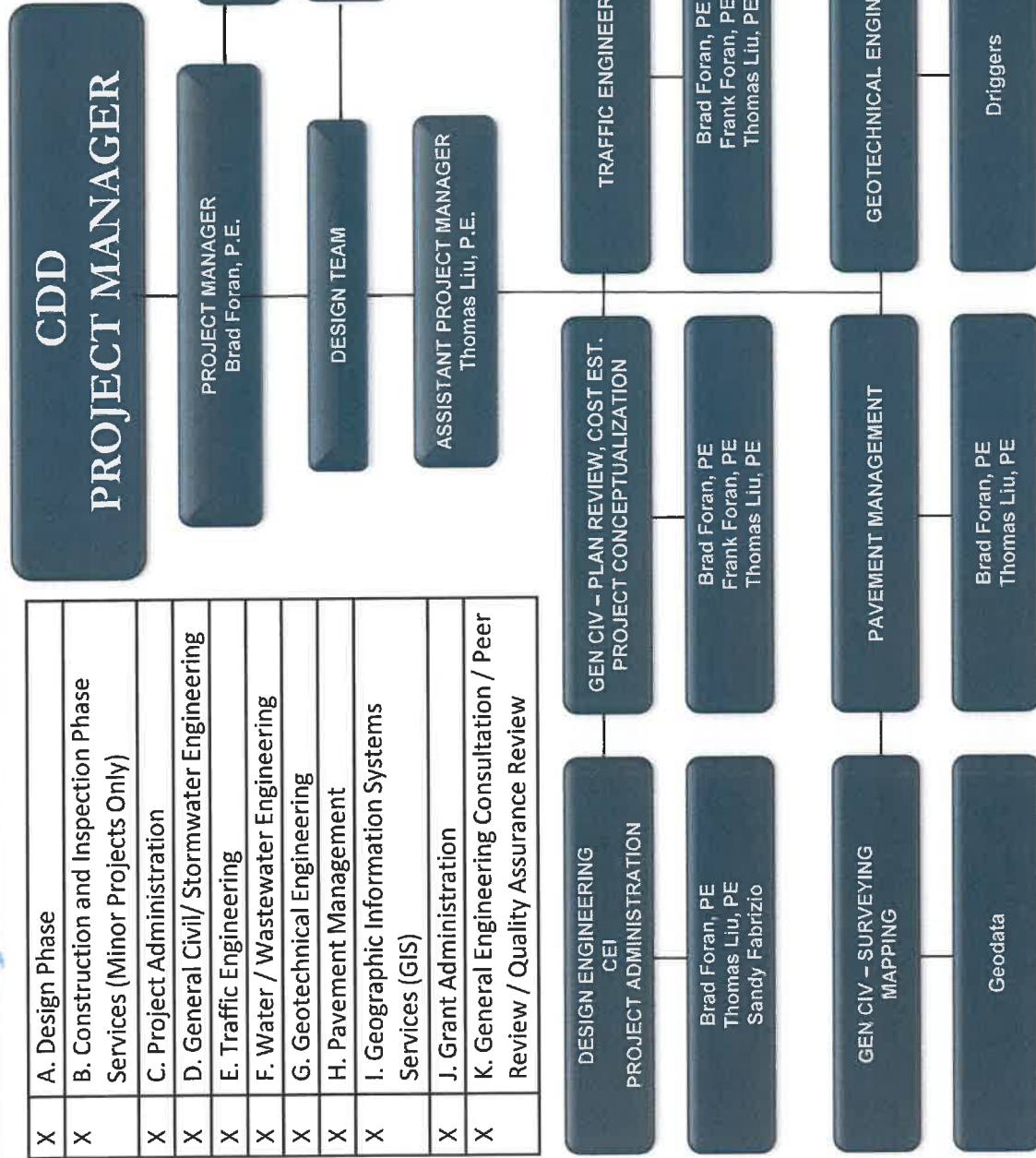
AUTHORIZED FOR LOCAL REPRODUCTION
 MANDATORY USE DATE OF FORM 6/2004

STANDARD FORM 330 (6/2004) PAGE 1

ORGANIZATIONAL CHART



X	A. Design Phase
X	B. Construction and Inspection Phase Services (Minor Projects Only)
X	C. Project Administration
X	D. General Civil/ Stormwater Engineering
X	E. Traffic Engineering
X	F. Water / Wastewater Engineering
X	G. Geotechnical Engineering
X	H. Pavement Management
X	I. Geographic Information Systems Services (GIS)
X	J. Grant Administration
X	K. General Engineering Consultation / Peer Review / Quality Assurance Review



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Bradley S. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td>27</td> <td>16</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	27	16
a. TOTAL	b. WITH CURRENT FIRM						
27	16						
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc. Safety Harbor, FL							
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E. / Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, 1998, #52634						
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Training / Contract Estimating System, Access Mgmt Guidelines for Project Development, Basic Lighting and Electricity, Advanced Work Zone Traffic Control Course, Specifications, Electronic Submittal							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Meadow Pointe II CDD – Wesley Chapel, Florida	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE EOR for the gen. engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all the existing facilities that include the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and upgraded the existing infrastructure and produced monies for future expansion of the community facilities. As the GEC for the CDD, he was responsible to the CDD for all its engineering needs.	<input checked="" type="checkbox"/> [X] Check if project performed with current firm	
b. (1) TITLE AND LOCATION (City and State) City of Clearwater – Bayshore Blvd. multi-use path	PROFESSIONAL SERVICES 2016	CONSTRUCTION (If Applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager for the design of a new 10-foot-wide multi use path on the east side of Bayshore Blvd. Beginning at the Ream Wilson Trail Crossing and continuing to Bayshore Blvd's Tee into SR 60. This new trail will be the final link between Pinellas and Hillsborough County. The Bayshore Trail will interconnect the Friendship Trail and the Pinellas Trail that extends throughout Pinellas County. Extensive permits were required with a full Southwest Florida Water Management District (SWFWMD) ERP and US Army Core of Engineering Nationwide #14 permits.	<input checked="" type="checkbox"/> [X] Check if project performed with current firm	
c. (1) TITLE AND LOCATION (City and State) City of Tampa – Hawthorne Road from MacDill to Bayshore Blvd. Improvements	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and EOR for the design services for the Hawthorne Rd between Bayshore Blvd. and MacDill Ave. improvements. Project included saving the existing Oak trees, eliminating ponding on roadways, reprofiling of Hawthorne Road, removal of portions of the curb, and placement of curb inlets.	<input checked="" type="checkbox"/> [X] Check if project performed with current firm	
d. (1) TITLE AND LOCATION (City and State) City of Tampa – Howard Ave-Dekle Ave-De Soto Ave Improvements	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If Applicable) 2019
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and EOR for intersection redesign to improve the ADA access and operational maneuvering of this three-way intersection. Coordinated with the public and have assisted with the City for the Howard Ave corridor. (\$110,000)	<input checked="" type="checkbox"/> [X] Check if project performed with current firm	
e. (1) TITLE AND LOCATION (City and State) I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	PROFESSIONAL SERVICES 2019-2021	CONSTRUCTION (If Applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager/EOR contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38th Ave. N. and 54th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.	<input checked="" type="checkbox"/> [X] Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Thomas Liu, P.E.	13. ROLE IN THIS CONTRACT Project Engineering and Environmental Permitting	11. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td>22</td> <td>11</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	22	11
a. TOTAL	b. WITH CURRENT FIRM						
22	11						
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc., Safety Harbor, FL							
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E./1994/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, 2000, #58258					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Training: Project Management, Drainage, HY-8, AdICPR, HydroCAD, erosion control, Advanced Traffic Control, Specifications, Electronic Submittals							

19. RELEVANT PROJECTS

	(2) YEAR COMPLETED				
(1) TITLE AND LOCATION (City and State) FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2020</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2020	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2020					
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices	<input checked="" type="checkbox"/> Check if project performed with current firm				
(1) TITLE AND LOCATION (City and State) City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2015</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2015	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2015					
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits	<input checked="" type="checkbox"/> Check if project performed with current firm				
(1) TITLE AND LOCATION (City and State) Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2013</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2013	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2013					
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10 th Street.	<input checked="" type="checkbox"/> Check if project performed with current firm				
(1) TITLE AND LOCATION (City and State) US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2021</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2021	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2021					
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	<input type="checkbox"/> Check if project performed with current firm				
(1) TITLE AND LOCATION (City and State) City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2020</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2020	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2020					
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.	<input checked="" type="checkbox"/> Check if project performed with current firm				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Frank. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td>48</td> <td>16</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	48	16
a. TOTAL	b. WITH CURRENT FIRM						
48	16						
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc. Safety Harbor, FL							
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, #11635					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Affiliations: Florida Engineering Society, American Society of Civil Engineers, American Society of Highway Engineers							

19. RELEVANT PROJECTS

	(2) YEAR COMPLETED				
(1) TITLE AND LOCATION (City and State) FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2020</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2020	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2020					
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE QC Manager responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices.	<input checked="" type="checkbox"/> Check if project performed with current firm				
(1) TITLE AND LOCATION (City and State) City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2015</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2015	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2015					
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE QC Manager for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits.	<input checked="" type="checkbox"/> Check if project performed with current firm				
(1) TITLE AND LOCATION (City and State) Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2013</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2013	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2013					
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE QC Manager for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10 th Street.	<input checked="" type="checkbox"/> Check if project performed with current firm				
(1) TITLE AND LOCATION (City and State) US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2021</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2021	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2021					
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE QC Manager for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	<input checked="" type="checkbox"/> Check if project performed with current firm				
(1) TITLE AND LOCATION (City and State) City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	<table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2020</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2020	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)				
2020					
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE QC Manager for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.	<input checked="" type="checkbox"/> Check if project performed with current firm				

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1 THEA Project P-02113
21. TITLE AND LOCATION <i>(City and State)</i> Tampa Hillsborough Expressway Authority, Selmon Greenway Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015
CONSTRUCTION <i>(If applicable)</i>		
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Tampa Hillsborough Expressway Authority THEA	b. POINT OF CONTACT NAME Bob Frey	c. POINT OF CONTACT TELEPHONE NUMBER 813-276-2466
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope for the Tampa-Hillsborough County Expressway Authority (THEA) was the design/build project entitled "Design/Build - Selmon Greenway Project Phase I" for the design, permitting, construction and performing all other services necessary for a 15' wide (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 19th Street. Project site is in Tampa, Hillsborough County, Florida.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION (City and State) BayShore Boulevard – Urban Multi-Use Trail City of Clearwater, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Clearwater	b. POINT OF CONTACT NAME Leroy chin	c. POINT OF CONTACT TELEPHONE NUMBER 727-562-4856
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)		

The project scope was for the design of a new multi-use path along the east side of Bayshore Boulevard with boardwalk and asphalt path from the Ream Wilson Trail to SR 60. The project included the removal and replacement of the existing sidewalk within the project limits and provided a new 10 foot wide multi-use path. It also required drainage design necessary to reroute drainage flow into an existing inlet which was located in the area that is not desirable, to a modified or new inlet that did not impede the physical travel lane. It also required addressing the sidewalk profile to raise the existing profile of the sidewalk and ensure positive stormwater conveyance into the existing open drainage system.

LHE provided contract administration, design, drainage improvements, erosion control, drainage studies, permitting mitigation impacts, management services, utility coordination, construction engineering inspection services, and quality acceptance reviews of all work associated with the development and preparation of the contract plans and construction of the improvements. Project cost was 1 million dollars.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3 Contract # E7R25
21. TITLE AND LOCATION <i>(City and State)</i> FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line Citrus County - Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Kevin Lee, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Withlacoochee State Trail is a shared use path that connects Pasco, Hernando and Citrus Counties. This trail is 46 miles long. The improvements proposed consisted of rehabilitating segment of the Trail that were experiencing pavement failure. Parts of the existing trail were raised approximately 1.5 to 3 inches to above existing grade to minimize standing water. Signing and pavement markings along with the installation of Rectangular Rapid Flashing Beacon (RRFB) was installed for pedestrian safety at the trail crossing at CR 48 East Orange Avenue.

Responsible for the coordination of survey, geotechnical investigation, design, preparation of all documentation related to the acquisition of all permits not acquired by the Department, maintenance of traffic, demolition, and construction on or before the Project completion date, and utility relocations.
 Also responsible for the compliance with Design and Construction Criteria regarding survey, design, construction, and maintenance of traffic during construction, project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and public.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4 21717
21. TITLE AND LOCATION <i>(City and State)</i> US 41 / SR 45/ S. 50 th St. from Denver St to N. of 27 th Ave. S. Hillsborough, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

US 41/SR 45/S. 50th St., from Denver St. to north of 27th Ave. S., is classified as an urban principal arterial on the State Highway System with a context classification designated as C3C -Suburban Commercial roadway. Cracking was identified throughout the existing roadway. To extend the life of the existing pavement, the proposal called for the milling and resurfacing of US 41 from Denver St. to north of 27th Ave. S. for a total project length of 1.100 miles. The project also included upgrading curb ramps to meet current ADA standards and perform general safety modification works. There was an existing railroad crossing at US 41 that required coordination through the District Rail Office.

Due to heavy truck traffic and narrow outside thru lane width of the roadway, the existing curb and gutter inlet tops were damaged. Structurally deficient drainage structures were evaluated for repair and/or replacement throughout the project limits.

LHE prepared contract documents including plans, specification, supporting engineering analysis, calculation and other technical documents.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Prime Consultant
b.	(1) FIRM NAME Bala Consulting Services, LLC	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Signing and pavement markings
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> I-275 / SR 93 Bus on Shoulder from ALT US 19 / SR 595 / 5 th Ave N. to SR 694 / Gandy Blvd. Pinellas County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Craig Fox, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6082
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

I-275/SR93 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with existing three (3) 12-foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles.

Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12-foot travel lanes were maintained along the northbound and southbound of I-275.

Project improvements consisted of shoulder milling/resurfacing, and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were regraded and stabilized.

This was a roadway milling and resurfacing project which included pavement evaluation, mainline cross slope correction, and utility coordination. Signing and pavement marking design, specifications and cost estimating were also included. Project cost was 5 million dollars.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION (City and State) FDOT District 7 – SR 39 from County Line to Bay Ave. Pasco County - Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)		

The purpose of this RRR project was to preserve and extend the life of the existing pavement and perform general safety modification work. It included design of keyhole widening, cross slope correction, milling and resurfacing, signing and pavement markings, utility coordination, and permitting from SR 39 (Paul S. Buchman Hwy.) from Hillsborough County Line to South of Bay Ave. The segment of SR39 is classified as an urban principal arterial roadway with two typical sections. The first section consists of two lane undivided with 12' wide travel lanes, 8" wide shoulder (5' paved with bike lanes), and ditches on both sides. The second section is a two-lane divided with 12' wide travel lanes, 12' paved median, 8' shoulder (5' paved with bike lanes) and ditches on both sides. The project limit is from milepost 0.000 to milepost 0.679.

LHE provided drainage plans to accomplish the following goals:

- *Identify existing drainage issues and provide the most cost-effective solutions.
- *Enhance the safety level of the drainage structures
- * Replace or repair structurally deficient drainage structures
- *Ensure existing drainage features were not adversely impacted by the project
- *Desilt all storm drain/side drain/cross drainpipes within the project limits.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION (City and State) City of Tampa – Himes and Azeele Signal Improvements Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Vik Bhide	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-3101
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope was for the design of signal and ADA upgrades of the subject intersection. The project included new pedestrian countdown signals, sidewalk, roadway improvements, and mast arms. Additional elements included public involvement, utility relocation, signing and pavement marking, and all project management to complete the design.

Our scope of services included the following tasks:

- * The design accommodated 4 legs of the intersection. Survey was required.
- * Survey included all utilities above and below ground as well as all other above ground entities.
- * Underground utilities were located via Subsurface Utility Engineering (SUE) in the vicinity of proposed pole foundation.
- * Geotechnical services were required for mast arm pole.
- * The limits of the project were milled and resurfaced to remove conflicting pavement markings.
- * Himes was crowned to remove the "bump" both north and south of Azeele and to drain to the inlets in all four corners of the intersection.
- * Data collection including traffic data and count information, sewer, water, storm sewer data, other planned projects in the vicinity, and all utilities
- * Field Review and Analysis of project site conditions.
- * Design Survey/SUE/Utility Coordination
- * Design and Construction Plan Preparation
- * Quality Assurance / Quality Review

Project cost was \$200,000.



Before



After

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8 Contract #14-D-560
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Palm Ave Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope included upgrades to the ADA facilities along Palm Ave (between Nuccio and 19th Ave), add detectable warnings surfaces, and/or reconstruct ADA ramps with modifications to the median to allow pedestrians to cross at mid-block locations. Design also included RRFB's for pedestrian mid-block crossings along Palm Ave. at 17th and North 19. We also provided utility coordination and project management services necessary to complete the design.

Project Cost was \$100,000.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Howard Ave at Dekle / DeSoto Ave. Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope was for the redesign of the existing intersection that will accommodate the realignment of the intersection at Howard Ave. and DeSoto/Dekle Ave. The design included public involvement, utility relocation, roadway design, signing and pavement marking, and all project management to complete the design. Tasks to complete this project included the following:

- *Update the design and concept plan to accommodate the additional parking spaces south on Dekle Ave. Additional meetings were required to gain the approval of the concept plan by the City and other design firms involved in the corridor study of the project area.
- * Landscape and Irrigation plan for the green space between Dekle and De Soto.
- * Obtained additional survey south on Dekle for the additional parking spaces.
- * Provided utility coordination for the relocation of existing utilities within the project area as required as part of the new intersection configuration
- * Provided a set of construction documents based on the concept plans.
- * Provided construction phasing as part of the MOT

LHE provided utility coordination, design and construction plan preparation, pedestrian ramp/crosswalk design, design review, construction plans, quality assurance / quality review; as well as attended all field and coordination meetings. Project Cost was \$500,000.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> Meadow Pointe II Community Development District (CDD) General Engineering Consultant (GEC) – Wesley Chapel, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Meadow Pointe II CDD	b. POINT OF CONTACT NAME Bob Nanni	c. POINT OF CONTACT TELEPHONE NUMBER 813-991-1116 X105
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities. As the GEC for the CDD we were responsible to the CDD for all its engineering needs.

The project consisted of the milling and resurfacing of the existing roadway within eleven sub-divisions of Meadow Point II CDD including the clubhouse. The communities included are listed below:

- | | |
|-----------------|----------------|
| 1. Charlesworth | 7. Long leaf |
| 2. Colehaven | 8. Manor Isle |
| 3. Covina Key | 9. Sedgwick |
| 4. Glenham | 10. Vermillion |
| 5. Iverson | 11. Wrencrest |
| 6. Lettingwell | |

The scope included the following requirements:

1. Mobilization
2. Maintenance of traffic
3. Prevent asphalt and/or debris from entering existing inlets during construction
4. Mill existing asphalt pavement
5. Resurface the milled roadway with asphalt
6. Pavement restriping
7. Clean up site

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	THEA - Selmon Greenway	6	FDOT District 7 – SR 39
2	City of Clearwater Bayshore Trail	7	City of Tampa – Himes and Azelee Signal Improvements
3	FDOT District 7 – Withlacoochee Trail	8	City of Tampa – Palm Ave Improvements
4	Pinellas County – US 41	9	City of Tampa – Howard Ave-Dekle Ave-De Soto Ave Improvements
5	Pinellas County – I-275 Bus on Shoulder	10	Meadow Pointe II Community Development District

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

LHE's strong local presence in the Tampa Bay area is supported by local professionals with a spectrum of expertise, enabling us to provide our clients with the most effective project solutions on time and under budget.

Introduction: The Lighthouse Engineering Team

Founded in 2006, LIGHTHOUSE ENGINEERING, INC. is a multi-disciplinary engineering firm located in Pinellas County and is a **Certified Statewide SBE and Small Local Business Enterprise (SLBE)**.

Over the past 16 years, Lighthouse Engineering (LHE) has advanced the concept of providing a total package of engineering services to public and

private clients. We maintain a broad spectrum of expertise, including our primary service areas:

- Roadway Transportation Design, Planning
- Permitting
- Site/Civil Engineering and Planning
- Traffic Engineering
- Signing and Marking Design
- Signalization Design
- Lighting



This diversity enables our organization to offer a unified “in-house” team approach composed of highly skilled and experienced professionals in a variety of specialties. The result is high-quality consulting services provided in a professional and timely manner. **The advantage to selecting LHE is that our engineers are diverse and multi-discipline.** As a small business, this is a unique advantage as we can service a project with as few as three professionals and deliver the project to you. By keeping the project team small, compact, and efficient, LHE can service this contract and provide immense value to The Cypress Mill Community Development District. Logically, The Cypress Mill CDD should see that when three multi-discipline engineers work together, the project is much more manageable when compared to the engineering team that the larger corporations need to finish this project.

Even though we have a small staff, we have a combined experience of over 100 years in the design of roadway transportation design, water, sewer, drainage, intersection improvements, permitting and other similar types of designs normally required by CDDs. We are familiar with and are experienced in design, construction inspection, project administration, and general civil support for any project that the CDD may undertake. We have designed, permitted, and performed construction phase services for hundreds of projects ranging from the most complex Interstate highways to projects as small as local traffic calming, park design or small parking lot additions.

Local Knowledge

LHE has on staff several professionals who have a great deal of experience in roadway design. ***Previous staff experience was obtained on City projects such as the Intersection Improvement Project for Dale Mabry and Kennedy Blvd, Himes and Azelee Signal upgrades, Palm Ave Improvements, and Intersection Improvement Project for Fowler Avenue and 50th Street.*** In addition, our staff has extensive local experience in roadway, storm water and utility design projects for clients such as Hillsborough County, Pasco County, and the Florida Department of Transportation (FDOT), District Seven; as well as many private clients including Meadow Pointe II Community Development District (CDD).

In the past 16 years, LHE has completed over 70 roadway projects, solidifying an expertise that reduces project risk for our clients.

Accelerated Schedules Resulting from Permitting Expertise

Our project staff knows the pitfalls that delay permitting and how to avoid them from both a design and timing standpoint. **Because of our competence and speed in obtaining permitting from Southwest Florida Water Management District (SWFWMD) and the US Army Corps of Engineers (USACE), and proactive coordination with the various utility companies in the area, we are able to accelerate project plans and production schedules.**

Comprehensive Transportation Expertise Provided by Local Professionals

LHE has assembled a qualified team of professionals with extensive transportation engineering experience. Our combined team of multi-disciplined personnel specifically designated for this project is highly skilled in the areas of roadway and drainage design as well as utility conflict avoidance, coordination, and permitting. Including support staff, the LHE Tampa Bay area office currently has 5 full time employees. Our team has relationships and workflow processes that are established within the group to efficiently complete work and deliver quality products to the City of Tampa.

Capability and Ability to Deliver Project

We have a seasoned design team that is more than capable of delivering all of the necessary components of a project and routinely handle larger scale projects with high dollar values. Our Project Manager completed an FDOT project in Pinellas County within the City of Tarpon Springs whereby the City will be reborn with a downtown revitalization of new sidewalk, utilities, lighting and upgraded pedestrian features. **This project was placed on an accelerated schedule and involved more than seven local utilities.** The utility work alone took almost a year to complete and the total cost of this exceeds more than 17 million dollars. We have the business tools, necessary design team, proper computer technology and a seasoned staff who are excited at the opportunity to serve the City and the place we call home.

Exceptional Staff Competence from Continued Training and Education

LHE is committed to ensuring that every staff member affecting product quality is fully competent to perform their assigned tasks. All personnel assigned to production have recent experience in their respective areas of responsibility. Competency is established through education, training, experience, and demonstration of skills.

Continuing education of our technical and professional staff is strongly encouraged. Many of our employees are enrolled in continuing education seminars and conferences offered by FDOT and other professional associations. Examples of these courses include the FDOT Project Management Course, Quality Assurance/Quality Control Training, FDOT Project Engineer Training, Traffic Control Zone Certification, Cost Estimating, and Long-Range Estimates Systems. Many of our engineers attend national seminars, where a variety of engineering trends and innovations are presented. Keeping up to date with the latest in technology and management solutions allows us to provide more value to our clients.

Proposed LHE Staff Members

The **accompanying resumes in Section E** present proposed staff members and their education, years of experience, role on this proposed contract, and specialized experience. The following paragraphs illustrate highlights of the qualifications and experience of our proposed project management team and key staff:

Project Manager

Brad Foran, P.E., has a long history of working with both State and Local agencies and has helped many Cities, CDDs and Counties achieve their capital work programs. He was the Project Manager for the State's rehabilitation project in Tarpon Springs where new sidewalk, roadway, water and sewer upgrades as well as streetscaping improvements were constructed. In addition, he served as the Project Manager for the City of Safety Harbor's SR 590 improvements. He also possesses a work experience that highlights his knowledge of highway design, permitting, and hydraulic analysis of existing and proposed facilities. He served as project manager and Engineer of Record for the Florida Department of Transportation on design contracts for Districts 1, 2, 3, 4, 6 and 7 and has worked on numerous major and minor roadway restoration projects. He designed the signalization improvement at Himes and Azeele for the City of Tampa and the enhancement project at Howard and Dekle. He is experienced in the evaluation, design, and permitting of existing and proposed facilities through either 3R or New Construction standards. He recently completed the Selmon Greenway Design Build Contract with Tampa-Hillsborough Expressway Authority (THEA) and will be coordinating with the City's TIGER grant project.

His most recent projects have focused on Florida Department of Transportation's 3R criteria and work with local agencies throughout Tampa Bay. These projects have included the complete evaluation of the enhancement projects new design projects criteria including the hydraulic analysis, pavement design, and variance approval for urban and rural projects. He is experienced in taking the design plans to completion and subsequently toward the construction phase of the project. **Mr. Foran brings to this project a wealth of experience and has the resources to assign and address design issues, ensure compliance with schedules, and provide a successful contract for the City of Tampa. Mr. Foran was the former Florida Engineering Society's (FES) Pinellas Chapter President and was a member of its Board of Directors.**

Assistant Project Manager/ Roadway Design / Drainage Design

Thomas Liu, P.E. Mr. Liu has over 20 years of roadway design and drainage experience on City, Florida Department of Transportation, County, and Private Development projects in Florida. Mr. Liu has served as Project Engineer on several projects in the City of Tampa. Mr. Liu's drainage experience includes design of stormwater treatment systems including treatment and attenuation requirements for SWFWMD and SFWMD permits. Mr. Liu also has both design and project management experience in traffic operations (signalization, signing and marking, highway lighting). He has extensive experience in transportation engineering

"We have a long-standing relationship with LHE and have collaborated on multiple jobs together. We can always depend on Brad and his team to be knowledgeable of all design aspects of the project, be innovative with their approach, dependable with deadlines and communication, and responsive to any challenges that may arise. When anyone asks for a recommendation for an engineer, I do not hesitate to put them in touch with Brad and Lighthouse."

**Jeff Nelson, President
Nelson Construction**

including design for rural and urban highways, limited access expressways, and rural and urban interchanges. Technical aspects of design include horizontal and vertical geometry, development of traffic control plans, drainage design, utility conflicts, and permitting. His expertise also includes basin delineation, pond siting reports, inlet locations, pavement drainage, hydraulic calculation for storm sewer networks, cross-drain analysis, stormwater routing, floodplain analysis, water quality, optional culvert material, dredge and fill impacts, coordination with water management agencies for permitting, and formulating technical stormwater reports.

Principal-In-Charge, Quality Assurance/Quality Control

Frank Foran, P.E., LHE's Vice President for Southeast Transportation with oversight responsibility of the Florida operations, is a Highway Design Engineer with more than 40 years of experience in the Tampa Bay Area. He will provide the direction for our **Quality Control** program out of our Tampa Bay area office located in Safety Harbor. Mr. Foran is certified with the Florida Department of Transportation (FDOT) in the preparation of traffic control plans and has also received training from the Department in cost estimating and long-range estimating systems. In addition to writing Quality Control Plans for various assignments at LHE,

Mr. Foran has performed quality assurance plan reviews for other consulting firms. Recent projects include the Largo Medical Office Complex, St. Catherine's Catholic Church in Largo, First Community Bank in St. Petersburg, Blake Medical Center Expansion in Bradenton, Water and Sewer line replacement work in Tarpon Springs, Water and Sewer Line Relocation in Safety Harbor and many other projects in Manatee County, Sarasota County and Lee County.

Customer Centric Focus Yields Repeat Business

The LHE Team understands that adherence to schedule, quality, and budget standards are not the only measures of past performance. We also measure the quality of our services through customer satisfaction and the level of business-like concern for governmental client interests.

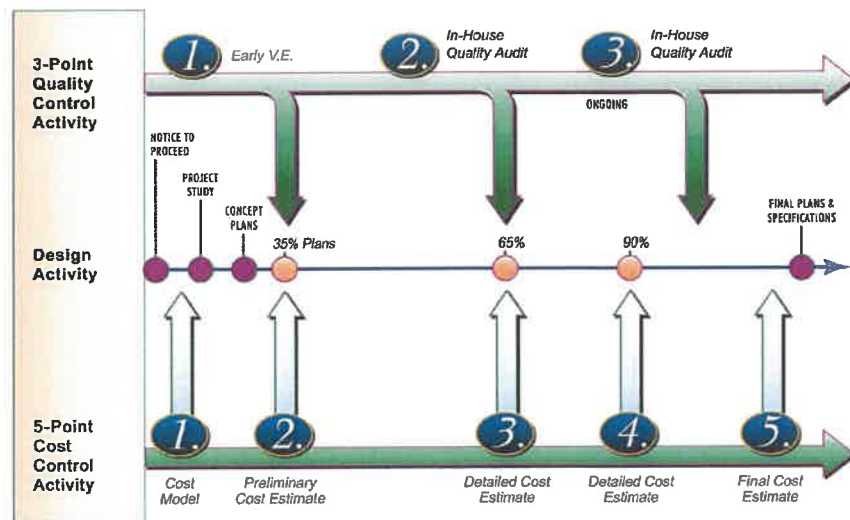
We pride ourselves on a reputation for reasonable and cooperative behavior from proposal and initial negotiations through contract modifications and final delivery. The LHE project team members take great pride in both their individual and team record of service for our clients. We recognize that the **quality of service provided to a client is directly related to the potential for repeat business.**

The number of letters of appreciation, repeat clients, and repeat contracts we have been awarded reflects our product quality and consistent history of preparing innovative and realistic design solutions that are consistently within four (4) percent of the competitive low bid and meet the client's most demanding schedules. **Repeat business now constitutes roughly ninety (90) percent of our business.**

LHE seeks to continually improve our job performance, quality of products and services, and responsiveness. We have formally interviewed both private and public sector clients to determine how our staff could better fill their needs. We have implemented many of their suggestions and will provide you with a top team of experienced professionals ready to respond to every need.

Successful Projects Result from Our Quality Assurance Program

Lighthouse Engineering believes that leadership in our industry can be achieved only through quality. Meeting quality goals at Lighthouse Engineering means commitment to the full satisfaction of every internal and external client. We continuously improve our management and technical processes in order to meet client requirements the first time, every time. Every team member of Lighthouse Engineering is dedicated to continuous improvement.



LHE Construction Cost and Quality Control Process.

The head of the QA/QC Team for this contract will be Frank Foran. Mr. Foran, P.E. will serve as the Management Representative responsible for implementing and maintaining the quality system and for regularly reporting system, process, or product failures with a view to continually improving the quality system. LHE recognizes that a quality product is the key to the successful performance of a contract, having maintained QA/QC standards and procedures since the company was founded in 2006. LHE has embraced the philosophy of Six Sigma Quality Management, which focuses on constantly monitoring performance, anticipating and preventing future problems by changing processes rather than merely reacting to mistakes. Our Six Sigma Program is client-and-product focused and is an established part of our corporate culture. The QA Program provides the controls and continuity necessary to perform a project in a defined, systematic manner and includes adequate provisions for changes. Our subcontractors are briefed on this process and fully comply with all procedures.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

Bradley S. Foran

32. DATE

4/28/2022

33. NAME AND TITLE

Bradley S. Foran, P.E., President

1. SOLICITATION NUMBER (If any)

(If a firm has branch offices, complete for each specific branch office seeking work.)

8a. FORMER FIRM NAME(S) (if any)	8b. YR. ESTABLISHED	8c. DUNS NUMBER

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	3	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	3	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

AUTHORIZED FOR LOCAL REPRODUCTION
MANDATORY USE DATE OF FORM 5/1/2004

STANDARD FORM 330 (6/2004) PAGE 6



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/08/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Florida Coastal Insurance Agency 1234 Court Street Ste B Clearwater, FL 33756		CONTACT NAME: Richard Ficca PHONE (A/C, No, Ext): (727) 569-6000 E-MAIL: rficca@gmail.com ADDRESS:		FAX (A/C, No): (727) 490-0356
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: First Community Insurance Company		
		INSURER B: First Community Insurance Company		
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			09 0004998745 8 07	04/09/2021	04/09/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Included in Gen A GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			09 0004998745 8 07	04/09/2021	04/09/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Building (Coverage A) Special \$145,656 LIMIT OF INSURANCE

Business Personal Property (Coverage B) Special \$10,000 LIMIT OF INSURANCE

Business Income and Extra Expense Special \$36,414 LIMIT OF INSURANCE

CERTIFICATE HOLDER For Informational Purposes Only For a company specific certificate please contact Florida Coastal Insurance Agency at 727-569-6000 or Fax 727-490-0356	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY Florida Coastal Insurance Agency		NAMED INSURED Lighthouse Engineering, Inc
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Hired & Non Owned Auto included in Bankers BOP Policy



From: Pinellas County Economic Development, Small Business Enterprise Program
April 27, 2022
Subject: Pinellas County Small Business Enterprise Program Renewal Application Approved

Dear Bradley Foran, P.E.:

Congratulations! Your [Renewal]application for designation as a Small Business Enterprise in the SBE Program is approved. The approval is contingent upon your firm successfully completing the eligibility listed below. We have designated Lighthouse Engineering, Inc. DBA LHE as eligible to [continue to] participate in the SBE program, and sheltered market program with an effective date of 4/8/2022. This certificate is specific to Pinellas County and covers only the company that is listed in this letter, not any other company with which you may be associated. Your firm will appear on the list of approved registered vendors.

As part of our SBE program, **we do require you to register your business** in our SBDC system as well. This registration will make it easier to sign up for classes and any time you need one-on-one free counseling for questions with procuring contracts with Government (County or Federal). Please visit our website, at <https://www.pced.org/page/Consulting>, to register and learn more or call 727-453-7200 for your consultation. During the registration process it will ask for nature of "counseling requested", select from any of the boxes you wish and then scroll down to the bottom and in the additional area please indicate "*Pinellas County SBE*" in the text box.

No additional eligibility. You are successfully registered. We encourage your firm to view our list of workshops to assist your business with getting the most out of working with Pinellas County. Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more. These workshops are not mandatory, however, recommended.

Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more or call 727-453-7200 for your consultation.

Form Name: Pinellas County Small Business Enterprise Program Renewal Application
Business: Lighthouse Engineering, Inc. DBA LHE
Contact: Bradley Foran, P.E.
Submission Date: 4/8/2022
Review Date: 4/12/2022
Expiration Date: 4/11/2025

Your approved Pinellas County Small Business Enterprise Program Renewal Application will expire 4/11/2025. If there are changes to your business, please contact staff to ensure the most accurate representation of your business. This includes changes to your company contacts, products, or services.

Thank you for your continued interest in participating with Pinellas County and the SBE Program. If you have any additional questions please email us at Businesshelp@pinellascounty.org or call 727-453-7200.

PINELLAS COUNTY SMALL BUSINESS ENTERPRISE PROGRAM

THIS CERTIFICATE IS AWARDED TO

**Lighthouse Engineering, Inc. DBA
LHE**

HAS SUCCESSFULLY COMPLETED THE
SBE Certification Requirements for:
Construction
Professional, Scientific, and Technical Services
Certification Expires:
4/11/2025

Approved:
4/12/2022



SIGNED, *Corey McCaster*





Minority and Small Business Development

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

Lighthouse Engineering, Inc. DBA LHE

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Construction-Related Services

The certification is valid from January 15, 2021 to January 15, 2023

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

**Gregory K. Hart, Manager
Minority and Small Business Manager**



**Board of County Commissioners
Economic Development Department
Minority and Disadvantaged Business Development**

Small Business Registration

Lighthouse Engineering, Inc. DBA LHE

HC-1873/22

Valid from March 2, 2022 - March 2, 2024

Approved Lines of Business:

Engineering - Civil, Construction-Related Services

A handwritten signature in blue ink, appearing to read "Theresa Kempa".

**Theresa Kempa
Minority and Disadvantaged Business Manager
Economic Development Department**



PORT TAMPA BAY™

Small Business Enterprise Certification

Lighthouse Engineering Inc.

Federal ID #20-8032896

**Services Provided: Architect-Engineer & Other Professional
Design Services; Consulting Services**

Valid from 04/25/2022 to 04/24/2023

Donna L. Casey

SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2023



The City of St. Petersburg Small Business Enterprise Certification

This certificate is awarded to
Lighthouse Engineering, Inc. DBA LHE

SBE Certification Number: 124586

This certificate is applicable in

Engineering - Civil, Construction-Related Services, The City of St. Petersburg

Certified: April 4, 2022

Expires: March 2, 2024

Stephanie Swinson

Stephanie Swinson, Esq.
Contracts Compliance Manager
727-893-4109
Stephanie.Swinson@stpete.org

In accordance with the City of St. Petersburg's Small Business Enterprise Ordinance #789-G, your business is certified as a Small Business Enterprise by the City of St. Petersburg. You will need to show proof of your new Occupational License each year, as well as renew your certification with this agency every three years. If at anytime the composition of the SBE status of your firm changes, you need to complete another SBE affidavit. The City of St. Petersburg Government reserves the right to terminate or cancel this certification at anytime when it is found that the composition of the Organization has changed and no longer meets the definition established for SBE certification.



April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
Cypress Mill	907

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Candidate Services Manager



RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING A DATE, TIME AND LOCATION FOR A
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Cypress Mill Community Development District ("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 District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the effective date of Ordinance No. 18-14 creating the District was the June 13, 2018; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 10, 2022, at 9:15 a.m. at the offices of Meritus Offices at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 12, 2022, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS May 12, 2022.

ATTEST:

**CYPRESS MILL COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Cypress Mill Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 271 acres more or less, generally located between US Highway 75 and Highway 301 and north of 19th Avenue NE, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 10, 2022
TIME: 9:15 a.m.
PLACE: The offices of Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and entitled to one vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

Run Date(s): October 7 and 14, 2020

EXHIBIT A

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS'

MEETING: November 12, 2022

TIME: 9:15 a.m.

LOCATION:

**The offices of Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four-year period and one (1) seat for a two-year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 10, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cypress Mill Community Development District to be held at the offices of Mertius Offices, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, on November 10, 2022, at 9:15 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

OFFICIAL BALLOT
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 10, 2022

For Election (Three (3) Supervisors): The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Cypress Mill Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
Seat 1. _____	_____
Seat 2. _____	_____
Seat 5. _____	_____
Date: _____	Signed: _____
	Printed Name: _____

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

March 10, 2022, Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, March 10, 2022, at 9:15 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, March 10, 2022, at 9:40 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Gene Roberts	District Manager, Meritus	
Clay Wright	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via teleconference</i>

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Report of the District Engineer for Recreational Project

**B. Consideration of Resolution 2022-01 Authorizing the Validation
of Bonds for the Recreational Project**

i. Form of Third Supplemental Trust Indenture

Mr. Lamb stated to the Board, the engineers are 95% from completing the engineers report for the bonds but are waiting on the final numbers.

MOTION TO:	Approve Business items A&B in substantial form while waiting on the final edit by Counsel.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 3/0 - Motion Passed Unanimously

Staff to coordinate with District Engineer, District Counsel and Bond Counsel on finalizing the bond validation for the amenity project.

4. CONSENT AGENDA

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

B. Consideration of Operations and Maintenance Expenditures November 2021

C. Consideration of Operation and Maintenance Expenditures January 2022

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-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

There were no additional reports from Counsel or the Engineer.

C. District Manager

i. Community Inspection Report

There were no additional reports from the District Manager.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Mr. Evans stated additional money should be allocated in next year's budget for additional storm water reporting required by SWFWMD.

Mrs. Coffey asked staff to confirm that all common areas at Cypress Mill have been turned over to the district.

Mr. Lamb discussed the goals for the upcoming budget process. Stated the preliminary budget be completed by June 9 and an evening budget workshop be scheduled in July or August.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Campagna
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
Monthly Contract				
Meritus Districts	74005	\$ 4,776.80		District Management Services -February 18 2022.
Sitex Aquatics	5747B	1,065.00		Lake Maintenance - 2.1.2022
SteadFast	6014	13,730.00		Landscape Maintenance - February
Monthly Contract Sub-Total		\$ 19,571.80		

Variable Contract				
Supervisor: Becky Wilson	BE 021022	\$ 200.00		Supervisor Fee - 2.10.2022
Supervisor: Kelly Evans	KE 021022	200.00		Supervisor Fee - 2.10.2022
Supervisor: Laura Coffey	LC 021022	200.00		Supervisor Fee - 2.10.2022
Supervisor: Lori Campagna	LC021022	200.00		Supervisor Fee - 2.10.2022
Variable Contract Sub-Total		\$ 800.00		

Utilities				
Tampa Electric	211018054091 020722	\$ 943.94		Electric Service - 2.01.2022
Tampa Electric	211022240322 020922	79.32		Electric Service - 2.03.2022
Tampa Electric	221006350658 020722	299.73		Electric Service - 2.01.2022
Tampa Electric	221007463708 020922	29.32		Electric Service - 2.01.2022
Tampa Electric	221007640941 020722	22.01		Electric Service - 2.01.2022
Tampa Electric	221007706890 020722	21.20		Electric Service - 2.01.2022
Tampa Electric	221007832001 020722	672.36		Electric Service - 2.01.2022
Tampa Electric	221008279970 020722	2,492.10		Electric Service - 2.01.2022
Tampa Electric	e221006361218 020722	-13.97	\$ 4,546.01	Electric Service - 2.01.2022
Utilities Sub-Total		\$ 4,546.01		

Regular Services				
Grau & Associates	21946	\$ 1,500.00		Audit Service - 2.01.2022

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Speare Enterprises	5165	180.00		Lake Repair And Maintenance - 2.11.2022
SteadFast	SCA 11504	630.00		Mowing Pond Bank - 1/19/2022
SteadFast	6071	210.00		Irrigation Wet Check - 1.26.2022
SteadFast	6115	4,424.50	\$ 5,264.50	Irrigation Maintenance - 2.15.2022
Straley Robin Vericker	21011	785.00		Professional Service Thru 01.15.2022
Regular Services Sub-Total		\$ 7,729.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 32,647.31		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#74005

DATE
2/18/2022

CUSTOMER ID
C2296

NET TERMS
Net 60

PO#

DUE DATE
4/19/2022

BILL TO

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

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - 6 Copies Color-November 2021 & 1 Copies Color-December 2021	7	Ea	0.50	3.50
Postage - \$7.13 Postage-November 2021 & \$5.04 Postage-December 2021	1	Ea	12.17	12.17
Copies - 74 Copies B/W-November 2021 & 28 Copies B/W-December 2021	102	Ea	0.15	15.30
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				4,776.80

Subtotal \$4,776.80

Tax \$0.00

Total Due \$4,776.80

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070



Invoice

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

Date	Invoice #
2/1/2022	5747B

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-February	1,065.00	1,065.00
		Balance Due	\$1,065.00



Steadfast Contractors Alliance, LLC

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

844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
1/31/2022	SM-6014

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 February 2022				
1	Core Landscape Maintenance	11,840.00			11,840.00
1	Water Management	820.00			820.00
1	Fertilization and Pesticide	1,070.00			1,070.00
53900 - 4664 WC					

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

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

CYPRESS MILL CDD

MEETING DATE: February 10, 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 021022

CYPRESS MILL CDD

MEETING DATE: February 10, 2022

DMS: CR

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 021022

CYPRESS MILL CDD

MEETING DATE: February 10, 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 021022

CYPRESS MILL CDD

MEETING DATE: February 10, 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

LC021022



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 211018054091

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



Current month's charges:	\$943.94
Total amount due:	\$943.94
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$940.72
Payment(s) Received Since Last Statement	-\$940.72
Current Month's Charges	\$943.94
Total Amount Due	\$943.94



DOWNED IS DANGEROUS!

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

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for more safety tips.

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



MORE RELIABILITY TO YOU.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$943.94
Total amount due:	\$943.94
Payment Due By:	02/28/2022

Amount Enclosed \$
683482320722

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

6834823207222110180540910000000943941



ACCOUNT INVOICE

tampaelectric.com



Account: 211018054091
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$397.65

Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$546.29

Total Current Month's Charges

\$943.94

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/09/2022

Account: 211022240322

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

Current month's charges:	\$79.32
Total amount due:	\$79.32
Payment Due By:	03/02/2022

Your Account Summary

Previous Amount Due	\$89.09
Payment(s) Received Since Last Statement	-\$89.09
Current Month's Charges	\$79.32
Total Amount Due	\$79.32



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211022240322

Current month's charges:	\$79.32
Total amount due:	\$79.32
Payment Due By:	03/02/2022

Amount Enclosed \$

602001082660



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

6020010826602110222403220000000079326

Account: 211022240322
Statement Date: 02/09/2022
Current month's charges due 03/02/2022

Details of Charges – Service from 01/06/2022 to 02/03/2022

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	02/03/2022	4,409		3,891		518 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	518 kWh @ \$0.07014/kWh	\$36.33
Fuel Charge	518 kWh @ \$0.03057/kWh	\$15.84
Storm Protection Charge	518 kWh @ \$0.00315/kWh	\$1.63
Clean Energy Transition Mechanism	518 kWh @ \$0.00402/kWh	\$2.08
Florida Gross Receipt Tax		\$1.98

Electric Service Cost

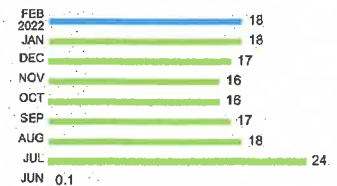
\$79.32

Total Current Month's Charges

\$79.32

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221006350658

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



Current month's charges:	\$299.73
Total amount due:	\$299.73
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$491.42
Payment(s) Received Since Last Statement	-\$491.42
Current Month's Charges	\$299.73
Total Amount Due	\$299.73



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$299.73
Total amount due:	\$299.73
Payment Due By:	02/28/2022

Amount Enclosed \$
635334327332

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

6353343273322210063506580000000299735



ACCOUNT INVOICE

tampaelectric.com



Account: 221006350658
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	23,440		20,930		2,510 kWh	1	29 Days

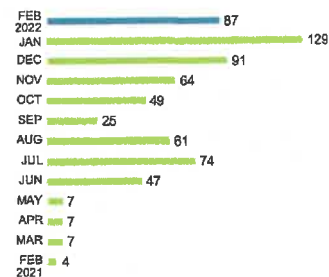
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	2,510 kWh @ \$0.07014/kWh	\$176.05
Fuel Charge	2,510 kWh @ \$0.03057/kWh	\$76.73
Storm Protection Charge	2,510 kWh @ \$0.00315/kWh	\$7.91
Clean Energy Transition Mechanism	2,510 kWh @ \$0.00402/kWh	\$10.09
Florida Gross Receipt Tax		\$7.49
Electric Service Cost		\$299.73

Total Current Month's Charges

\$299.73

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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Statement Date: 02/09/2022

Account: 221007463708

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

Current month's charges:	\$29.32
Total amount due:	\$29.32
Payment Due By:	03/02/2022

Your Account Summary

Previous Amount Due	\$33.10
Payment(s) Received Since Last Statement	-\$33.10
Current Month's Charges	\$29.32
Total Amount Due	\$29.32




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See reverse side for more information

Account: 221007463708

Current month's charges:	\$29.32
Total amount due:	\$29.32
Payment Due By:	03/02/2022

Amount Enclosed \$ 639038026273



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: 02/09/2022
Current month's charges due: 03/02/2022

Details of Charges – Service from 01/06/2022 to 02/03/2022

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	02/03/2022	1,024	958		66 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	66 kWh @ \$0.07014/kWh	\$4.63
Fuel Charge	66 kWh @ \$0.03057/kWh	\$2.02
Storm Protection Charge	66 kWh @ \$0.00315/kWh	\$0.21
Clean Energy Transition Mechanism	66 kWh @ \$0.00402/kWh	\$0.27
Florida Gross Receipt Tax		\$0.73

Electric Service Cost

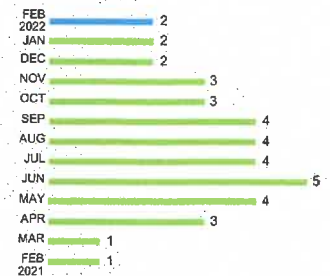
\$29.32

Total Current Month's Charges

\$29.32

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221007640941

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



Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$24.95
Payment(s) Received Since Last Statement	-\$24.95
Current Month's Charges	\$22.01
Total Amount Due	\$22.01



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See reverse side for more information

Account: 221007640941

Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	02/28/2022

Amount Enclosed \$

655087354784

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

Received
FEB 10 2022

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

6550873547842210076409410000000022017



ACCOUNT INVOICE

tampaelectric.com



Account: 221007640941
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	0		0		0 kWh	1	29 Days

Daily Basic Service Charge 29 days @ \$0.74000
Florida Gross Receipt Tax
Electric Service Cost

\$21.46
\$0.55

\$22.01

Total Current Month's Charges

\$22.01

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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

00000038-0000951-Page 5 of 30

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221007706890

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



Current month's charges:	\$21.25
Total amount due:	\$21.20
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$23.55
Payment(s) Received Since Last Statement	-\$23.55
Miscellaneous Credits	-\$0.05
Credit balance after payments and credits	-\$0.05
Current Month's Charges	\$21.25
Total Amount Due	\$21.20



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See reverse side for more information

Account: 221007706890

Current month's charges:	\$21.25
Total amount due:	\$21.20
Payment Due By:	02/28/2022

Amount Enclosed \$

682247748351

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

6822477483512210077068900000000021209



ACCOUNT INVOICE

tampaelectric.com



Account: 221007706890
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/05/2022 to 02/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	01/07/2022	0		0		0 kWh	1	2 Days
1000676801	02/01/2022	0		0		0 kWh	1	26 Days

Daily Basic Service Charge 28 days @ \$0.74000
Florida Gross Receipt Tax
Electric Service Cost

\$20.72
\$0.53

\$21.25

Total Current Month's Charges

\$21.25

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$0.05

Total Current Month's Credits

-\$0.05

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.

Change in Deposit Interest

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

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221007832001

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



Current month's charges:	\$672.36
Total amount due:	\$672.36
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$660.18
Payment(s) Received Since Last Statement	-\$660.18
Current Month's Charges	\$672.36
Total Amount Due	\$672.36



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$672.36
Total amount due:	\$672.36
Payment Due By:	02/28/2022
Amount Enclosed	\$

682247748352

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

6822477483522210078320010000000672364



ACCOUNT INVOICE

tampaelectric.com



Account: 221007832001
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$672.36

Total Current Month's Charges

\$672.36

00000028-0000053- Page 8 of 30

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221008279970

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



Current month's charges:	\$2,492.10
Total amount due:	\$2,492.10
Payment Due By:	02/28/2022

Your Account Summary

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



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008279970

Current month's charges:	\$2,492.10
Total amount due:	\$2,492.10
Payment Due By:	02/28/2022
Amount Enclosed	\$

621754097725

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

6217540977252210082799700000002492107



ACCOUNT INVOICE

tampaelectric.com



Account: 221008279970
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$2,492.10

Total Current Month's Charges

\$2,492.10

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221006361218

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



Current month's charges:	\$62.17
Total amount due:	-\$13.97
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$17.67
Payment(s) Received Since Last Statement	-\$17.67
Miscellaneous Credits	-\$76.14
Credit balance after payments and credits	-\$76.14
Current Month's Charges	\$62.17
Total Amount Due	-\$13.97



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for more safety tips.

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We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$62.17
Total amount due:	-\$13.97
CREDIT -	DO NOT PAY
Amount Enclosed	\$

635334327333

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

6353343273332210063612180000000013977

Account: 221006361218
Statement Date: 02/07/2022
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	14,645	14,282		363 kWh	1	29 Days

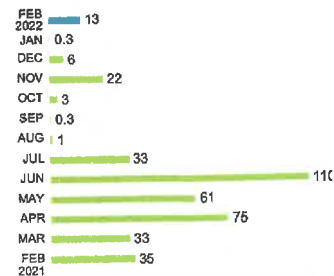
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	363 kWh @ \$0.07014/kWh	\$25.46
Fuel Charge	363 kWh @ \$0.03057/kWh	\$11.10
Storm Protection Charge	363 kWh @ \$0.00315/kWh	\$1.14
Clean Energy Transition Mechanism	363 kWh @ \$0.00402/kWh	\$1.46
Florida Gross Receipt Tax		\$1.55
Electric Service Cost		\$62.17

Total Current Month's Charges

\$62.17

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Deposit Refund	-\$76.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.14

Total Current Month's Credits

-\$76.14

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

More clean energy to you

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Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

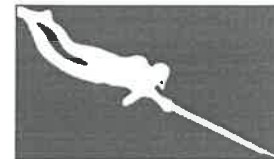
Invoice No. 21946
Date 02/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 5165

DATE 02/11/2022

DUE DATE 02/26/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor Behind 7114 Ozello Trail: Repaired and replaced 3 pickets.	1	180.00	180.00

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

\$180.00

53900 - 4606
CAR



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

Invoice

Date	Invoice #
1/19/2022	SCA-11504

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
	SCA-WO-2175			Net 30	SM1039 Cypress Mills CDD Maintenance	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	BH Mowing Pond Bank on the far back by 75 Date of Service: December 14, 2021			630.00	12/14/2021	630.00
53900.4605 C.A.						

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	\$630.00
Payments/Credits	\$0.00
Balance Due	\$630.00



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
1/26/2022	SM-6071

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	SM-WO-0343			Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Wet Check - January 26, 2022		0.00		0.00
1	Repairs made during wet check: Controller one around lake: Zone 10 drip Break coupler 1. Zone 24 2 feet of drip and 5 coupler . Zone 27 broken bubbler 1 . Zone 31 broken bubbler 1. Zone 33 broken 6 inch head . Zone 37 used 3/4 cap . Zone 40 pro.15A nozzle 1 . Zone 43 1 bubbler.		210.00		210.00
53900-4611 LWZ					

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	\$210.00
Payments/Credits	\$0.00
Balance Due	\$210.00



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

Invoice

Date	Invoice #
2/15/2022	SM-6115

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
SM-E-1499	SM-E-1499		Matthew	Due on re...	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
5,650	Bahia Sod-Installed per sq ft		0.73		4,124.50
4	Irrigation Labor- Moving Drip Manifolds and rerouting drip. Per hour includes parts		75.00		300.00
53900 - 4607 QR					

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	\$4,424.50
Payments/Credits	\$0.00
Balance Due	\$4,424.50

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

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

January 31, 2022
Client: 001503
Matter: 000001
Invoice #: 21011

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
12/17/2021	DCC	FOLLOW UP WITH S. PONICHTERA, PROPERTY APPRAISER'S OFFICE, REGARDING CONVEYANCE OF PROPERTIES TO DISTRICT.	0.3	
12/28/2021	DCC	PREPARE AND TRANSMIT TRACT C-1 STORMWATER DEED TO K. EVANS.	0.3	
1/4/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2021.	0.2	
1/6/2022	VKB	REVIEW AND REPLY TO EMAIL FROM M. ALVAREZ RE: UPCOMING BOARD MEETING.	0.2	
1/12/2022	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH G. ROBERTS RE: UPCOMING BOARD MEETING.	0.3	
1/13/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.4	
1/14/2022	VKB	REVIEW STEADFAST PROPOSAL FOR ADDITIONAL WORK; DRAFT SECOND ADDENDUM TO LANDSCAPE MAINTENANCE AGREEMENT WITH STEADFAST; FOLLOW UP WITH G. ROBERTS RE: SAME.	0.6	
1/14/2022	DCC	REVIEW PROPERTY APPRAISER'S WEBSITE; FOLLOW UP WITH K. EVANS REGARDING STATUS OF DEEDS CONVEYING PROPERTY TO DISTRICT.	0.2	
Total Professional Services			2.5	\$785.00

51400 . 3107
402

January 31, 2022

Client: 001503

Matter: 000001

Invoice #: 21011

Page: 2

PERSON RECAP

Person		Hours	Amount
VKB	Vivek K. Babbar	1.5	\$525.00
DCC	Dana C. Collier	0.8	\$228.00
LB	Lynn Butler	0.2	\$32.00

Total Services	\$785.00	
Total Disbursements	\$0.00	
Total Current Charges		\$785.00

PAY THIS AMOUNT

\$785.00

Please Include Invoice Number on all Correspondence

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	75270	\$ 4,757.05		Accounting Services 3.23.2022
Sitex Aquatics	5856B	1,065.00		Lake Maintenance 3.1.2022
SteadFast	6193	15,146.00		Landscape Maintenance - 3.1.2022
Monthly Contract Sub-Total		\$ 20,968.05		

Variable Contract				
Supervisor: Laura Coffey	LC 031022	\$ 200.00		Supervisor Fee - 3.10.2022
Supervisor: Lori Campagna	LOC 031022	200.00		Supervisor Fee - 3.10.2022
Variable Contract Sub-Total		\$ 400.00		

Utilities				
Tampa Electric	211017895700 031022	\$ 3,207.58		Electric Service Thru 3.04.2022
Tampa Electric	211018054091 030822.	943.94		Electric Service Thru 3.02.2022
Tampa Electric	211020388099 030822	1,391.21		Electric Service Thru 3.02.2022
Tampa Electric	211022240322 031022	76.88		Electric Service Thru 3.04.2022
Tampa Electric	221006350658 030822.	217.08		Electric Service Thru 3.02.2022
Tampa Electric	221006361218 030822.	122.45		Electric Service Thru 3.02.2022
Tampa Electric	221007463708 031022	29.65		Electric Service Thru 3.04.2022
Tampa Electric	221007640941 030822	22.01		Electric Service Thru 3.02.2022
Tampa Electric	221007706890 030822	22.01		Electric Service Thru 3.02.2022
Tampa Electric	221007832001 030822.	672.36		Electric Service Thru 3.02.2022
Tampa Electric	221008279970 030822	2,492.10	\$ 9,197.27	Electric Service Thru 3.02.2022
Utilities Sub-Total		\$ 9,197.27		

Regular Services				
Clearview Land Design	22 00675	\$ 727.80		Engineering Service - 3.18.2022
Egis	15306	336.00		Policy Change - 10.01.2022

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Spearem Enterprises	5206	450.00		Dog waste stations - 3.25.2022
SteadFast	6142	90.00		Irrigation Wet Check - 2.24.2022
SteadFast	6299	2,450.00	\$ 2,540.00	Plant Replacement - 2.23.2022
Straley Robin Vericker	21165	856.90		Professional Service Thru 02.15.2022.
Straley Robin Vericker	21302	506.00	\$ 1,654.90	Professional Service Thru 03.15.2022.
Regular Services Sub-Total		\$ 5,416.70		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 35,982.02		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#75270

DATE
3/23/2022

CUSTOMER ID
C2296

NET TERMS
Net 60

PO#

DUE DATE
5/22/2022

BILL TO

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

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Accounting Services - Accounting Services	1	Ea	562.50	562.50
Copies - B/W Copies- January	43	Ea	0.15	6.45
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
District Management Services - District Management	1	Ea	3,333.33	3,333.33
Postage - Postage- January	1	Ea	4.77	4.77
Website Maintenance - Website Maintenance / Admin	1	Ea	150.00	150.00
Subtotal				4,757.05

Subtotal	\$4,757.05
Tax	\$0.00
Total Due	\$4,757.05

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070





Invoice

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

Date	Invoice #
3/1/2022	5856B

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-March	1,065.00	1,065.00
53900-4307 402			
		Balance Due	\$1,065.00



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

Invoice

Date	Invoice #
3/1/2022	SM-6193

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 March 2022				
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
53922-4659 COR					

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

CYPRESS MILL CDD

MEETING DATE: March 10, 2022

DMS: WR

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 031022

CYPRESS MILL CDD

MEETING DATE: March 10, 2022

DMS: WR

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 031022

Statement Date: 03/10/2022

Account: 211017895700

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



Current month's charges:	\$3,207.58
Total amount due:	\$3,207.58
Payment Due By:	03/31/2022

Your Account Summary

Previous Amount Due	\$3,207.58
Payment(s) Received Since Last Statement	-\$3,207.58
Current Month's Charges	\$3,207.58
Total Amount Due	\$3,207.58

**One Less
Worry :)**

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



tampaelectric.com/paperless

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



SCAM AWARE TIP:

Remember, we will never call to ask for
your credit or debit card info.

tampaelectricblog.com/scamalert

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:	\$3,207.58
Total amount due:	\$3,207.58
Payment Due By:	03/31/2022

Amount Enclosed \$
674840382565

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: 211017895700
Statement Date: 03/10/2022
Current month's charges due 03/31/2022



Details of Charges – Service from 02/04/2022 to 03/04/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$3,207.58

Total Current Month's Charges

\$3,207.58

00000086-0000855-Page 17 of 20

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/08/2022

Account: 211018054091

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



Current month's charges:	\$943.94
Total amount due:	\$943.94
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$943.94
Payment(s) Received Since Last Statement	-\$943.94
Current Month's Charges	\$943.94
Total Amount Due	\$943.94

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See reverse side for more information

Account: 211018054091

Current month's charges:	\$943.94
Total amount due:	\$943.94
Payment Due By:	03/29/2022

Amount Enclosed

\$

673605812759

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: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$397.65

Details of Charges – Service from 02/02/2022 to 03/02/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$546.29

Total Current Month's Charges

\$943.94

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/08/2022

Account: 211020388099

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

Current month's charges:	\$1,391.21
Total amount due:	\$1,391.21
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$1,391.21
Payment(s) Received Since Last Statement	-\$1,391.21
Current Month's Charges	\$1,391.21
Total Amount Due	\$1,391.21

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See reverse side for more information

Account: 211020388099

Current month's charges:	\$1,391.21
Total amount due:	\$1,391.21
Payment Due By:	03/29/2022

Amount Enclosed

\$

610643025369

00001878 01 AV 0.42 33607 FTECO103082223481110 00000 03 01000000 008 02 11458 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

Received
MAR 11 2022

6106430253692110203880990000001391214

Account: 211020388099
Statement Date: 03/08/2022
Current month's charges due 03/29/2022

Details of Charges – Service from 02/02/2022 to 03/02/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	589 kWh @ \$0.03076/kWh	\$18.12
Fixture & Maintenance Charge	31 Fixtures	\$467.48
Lighting Pole / Wire	31 Poles	\$792.05
Lighting Fuel Charge	589 kWh @ \$0.03008/kWh	\$17.72
Storm Protection Charge	589 kWh @ \$0.01028/kWh	\$6.05
Clean Energy Transition Mechanism	589 kWh @ \$0.00033/kWh	\$0.19
Florida Gross Receipt Tax		\$1.08
Franchise Fee		\$85.33
Municipal Public Service Tax		\$3.19
Lighting Charges		\$1,391.21

Total Current Month's Charges

\$1,391.21

00001878-0005876-Page 3 of 6

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.



Statement Date: 03/10/2022

Account: 211022240322

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



Current month's charges:	\$76.88
Total amount due:	\$76.88
Payment Due By:	03/31/2022

Your Account Summary

Previous Amount Due	\$79.32
Payment(s) Received Since Last Statement	-\$79.32
Current Month's Charges	\$76.88
Total Amount Due	\$76.88

Received
MAR 14 2022

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Account: 211022240322

Current month's charges:	\$76.88
Total amount due:	\$76.88
Payment Due By:	03/31/2022

Amount Enclosed \$
630396080514

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: 211022240322
Statement Date: 03/10/2022
Current month's charges due 03/31/2022



Details of Charges – Service from 02/04/2022 to 03/04/2022

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	03/04/2022	4,905		4,409		496 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	496 kWh @ \$0.07014/kWh	\$34.79
Fuel Charge	496 kWh @ \$0.03057/kWh	\$15.16
Storm Protection Charge	496 kWh @ \$0.00315/kWh	\$1.56
Clean Energy Transition Mechanism	496 kWh @ \$0.00402/kWh	\$1.99
Florida Gross Receipt Tax		\$1.92

Electric Service Cost

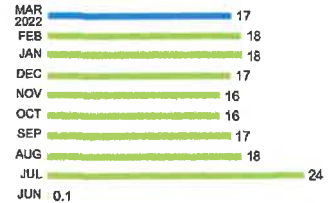
\$76.88

Total Current Month's Charges

\$76.88

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/08/2022

Account: 221006350658

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



Current month's charges:	\$217.08
Total amount due:	\$217.08
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$299.73
Payment(s) Received Since Last Statement	-\$299.73
Current Month's Charges	\$217.08
Total Amount Due	\$217.08

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Account: 221006350658

Current month's charges:	\$217.08
Total amount due:	\$217.08
Payment Due By:	03/29/2022

Amount Enclosed \$

627926942815

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: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	25,203		23,440		1,763 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	1,763 kWh @ \$0.07014/kWh	\$123.66
Fuel Charge	1,763 kWh @ \$0.03057/kWh	\$53.89
Storm Protection Charge	1,763 kWh @ \$0.00315/kWh	\$5.55
Clean Energy Transition Mechanism	1,763 kWh @ \$0.00402/kWh	\$7.09
Florida Gross Receipt Tax		\$5.43

Electric Service Cost

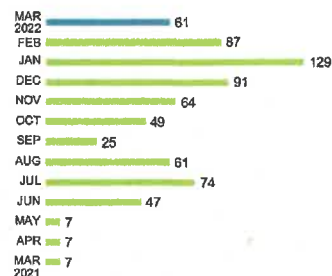
\$217.08

Total Current Month's Charges

\$217.08

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/08/2022

Account: 221006361218

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



Current month's charges:	\$136.42
Total amount due:	\$122.45
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	-\$13.97
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$13.97
Current Month's Charges	\$136.42
Total Amount Due	\$122.45

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See reverse side for more information

Account: 221006361218

Current month's charges:	\$136.42
Total amount due:	\$122.45
Payment Due By:	03/29/2022

Amount Enclosed \$
627926942816

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: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	15,679	14,645		1,034 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	1,034 kWh @ \$0.07014/kWh	\$72.52
Fuel Charge	1,034 kWh @ \$0.03057/kWh	\$31.61
Storm Protection Charge	1,034 kWh @ \$0.00315/kWh	\$3.26
Clean Energy Transition Mechanism	1,034 kWh @ \$0.00402/kWh	\$4.16
Florida Gross Receipt Tax		\$3.41

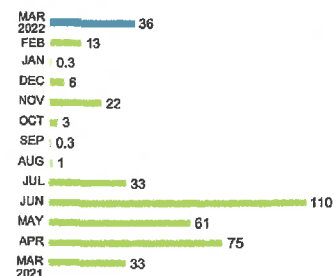
Electric Service Cost

\$136.42

Total Current Month's Charges

\$136.42

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Statement Date: 03/10/2022

Account: 221007463708

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



Current month's charges:	\$29.65
Total amount due:	\$29.65
Payment Due By:	03/31/2022

Your Account Summary

Previous Amount Due	\$29.32
Payment(s) Received Since Last Statement	-\$29.32
Current Month's Charges	\$29.65
Total Amount Due	\$29.65

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See reverse side for more information

Account: 221007463708

Current month's charges:	\$29.65
Total amount due:	\$29.65
Payment Due By:	03/31/2022

Amount Enclosed \$ 604470208529

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: 03/10/2022
Current month's charges due 03/31/2022



Details of Charges – Service from 02/04/2022 to 03/04/2022

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	03/04/2022	1,093		1,024		69 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	69 kWh @ \$0.07014/kWh	\$4.84
Fuel Charge	69 kWh @ \$0.03057/kWh	\$2.11
Storm Protection Charge	69 kWh @ \$0.00315/kWh	\$0.22
Clean Energy Transition Mechanism	69 kWh @ \$0.00402/kWh	\$0.28
Florida Gross Receipt Tax		\$0.74

Electric Service Cost

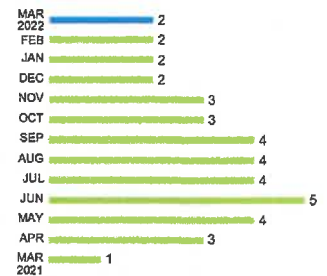
\$29.65

Total Current Month's Charges

\$29.65

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/08/2022

Account: 221007640941

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



Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$22.01
Payment(s) Received Since Last Statement	-\$22.01
Current Month's Charges	\$22.01
Total Amount Due	\$22.01

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See reverse side for more information

Account: 221007640941

Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	03/29/2022

Amount Enclosed

\$

619284987732

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

6192849877322210076409410000000022019

Account: 221007640941
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	0		0		0 kWh	1	29 Days

Tampa Electric Usage History

Daily Basic Service Charge 29 days @ \$0.74000 \$21.46
Florida Gross Receipt Tax \$0.55
Electric Service Cost

Kilowatt-Hours Per Day
(Average)

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

\$22.01

\$22.01

Total Current Month's Charges



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/08/2022

Account: 221007706890

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

Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$21.20
Payment(s) Received Since Last Statement	-\$21.20
Current Month's Charges	\$22.01
Total Amount Due	\$22.01

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Account: 221007706890

Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	03/29/2022

Amount Enclosed

\$

630396078625

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

6303960786252210077068900000000022012

Account: 221007706890
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	0		0		0 kWh	1	29 Days

Daily Basic Service Charge 29 days @ \$0.74000

Florida Gross Receipt Tax

Electric Service Cost

Total Current Month's Charges

\$21.46

\$0.55

\$22.01

\$22.01

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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

Statement Date: 03/08/2022
Account: 221007832001

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



Current month's charges:	\$672.36
Total amount due:	\$672.36
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$672.36
Payment(s) Received Since Last Statement	-\$672.36
Current Month's Charges	\$672.36
Total Amount Due	\$672.36

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See reverse side for more information

Account: 221007832001

Current month's charges:	\$672.36
Total amount due:	\$672.36
Payment Due By:	03/29/2022

Amount Enclosed \$

630396078626

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: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$672.36

Total Current Month's Charges

\$672.36

00000054-0001386-Page 23 of 44

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/08/2022

Account: 221008279970

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

Current month's charges:	\$2,492.10
Total amount due:	\$2,492.10
Payment Due By:	03/29/2022

Your Account Summary

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

**One Less
Worry :)**

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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



SCAM AWARE TIP:

Remember, we will never call to ask for
your credit or debit card info.

tampaelectricblog.com/scamalert

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008279970

Current month's charges:	\$2,492.10
Total amount due:	\$2,492.10
Payment Due By:	03/29/2022
Amount Enclosed	\$

647679993192

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: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$2,492.10

Total Current Month's Charges

\$2,492.10

00000054-0001388-Page 28 of 44

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.



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 22-00675
Date 03/18/2022

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

Terms: Net 30

Entry Monuments and Minor Wall

CDD-MC-001 CDD Formation

Labor

Professional Engineer

Chris N. O'Kelley

Date	Hours	Rate	Billed Amount
02/23/2022	3.50	205.00	717.50

Clubhouse sale Engineer's report

Expense

Date	Billed Amount
01/14/2022	10.30

Printing and Reproduction

Papercuts Printing and Documentation 12/10/21 - 1/14/22

Phase subtotal

727.80

Entry Monuments and Minor Wall subtotal

727.80

Invoice total **727.80**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22-00675	03/18/2022	727.80	727.80				
	Total	727.80	727.80	0.00	0.00	0.00	0.00

51300 - 3103
a



INVOICE

Customer	Cypress Mill Community Development District
Acct #	891
Date	02/25/2022
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 336.00
Payment Amount	
Payment for:	Invoice#15306
100121391	

Thank You

Please detach and return with payment



Customer: Cypress Mill Community Development District

Invoice	Effective	Transaction	Description	Amount
15306	02/11/2022	Policy change	Policy #100121391 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Add Playground Due Date: 2/25/2022	336.00

53906-4502
42

Total			
\$ 336.00			

Thank You

FOR PAYMENTS SENT OVERNIGHT:

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

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	02/25/2022

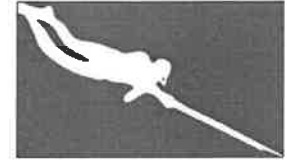
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Cypress Mill

Meritus

2005 Pan Am Circle, Suite

300

Tampa, FL 33607

INVOICE # 5206**DATE 03/10/2022****DUE DATE 03/25/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor Ordered, Delivered and Installed one Dog Waste station located at: place next to the new playground. COST INCLUDES LABOR, MATERIAL, FREIGHT AND TARIFF.	1	450.00	450.00

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**\$450.00**

\$3900.4605
COW



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

Invoice

Date	Invoice #
2/24/2022	SM-6142

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	SM-WO-0381			Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Wet Check: Replaced broken valve and 2 broken heads. Parts used: 2 Heads 6" pop up - \$60.00 2 12H nozzles - \$30.00		90.00	2/23/2022	90.00
53900 - 4611 48					

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	\$90.00
Payments/Credits	\$0.00
Balance Due	\$90.00



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

Invoice

Date	Invoice #
3/23/2022	SM-6299

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
			Matthew	Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1,000	Annuals		2.25		2,250.00
8	Soil / Dirt		25.00		200.00
53900 - 1607 W2					

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

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

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

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

March 04, 2022
Client: 001503
Matter: 000001
Invoice #: 21165

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours
1/18/2022	VKB	TELECONFERENCE WITH G. ROBERTS RE: REVISED PROPOSAL FROM STEADFAST FOR SECOND ADDENDUM AND STATUS OF ORIGINAL EXECUTED CONTRACT AND ADDENDUM.	0.2
1/20/2022	DCC	REVIEW AND RECORD DEEDS OF PROPERTY TO DISTRICT; FOLLOW UP WITH K. EVANS REGARDING STATUS OF CONVEYANCES IN THE PUBLIC RECORDS; REVIEW PHASE 3 PLAT.	0.4
1/20/2022	MS	PROCESS SPECIAL WARRANTY DEED TO BE RECORDED IN HILLSBOROUGH COUNTY.	0.2
1/21/2022	VKB	REVIEW AND REVISE QUARTERLY DISCLOSURE REPORT FOR CONTINUING DISCLOSURE OBLIGATIONS FOR BONDS.	0.3
1/25/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2
1/27/2022	VKB	FOLLOW UP WITH G. ROBERTS RE: ADDENDUM FOR LANDSCAPING AGREEMENT.	0.1
2/3/2022	VKB	TELECONFERENCE WITH B. LAMB AND G. ROBERTS RE: AGENDA ITEMS; DRAFT EMAIL RE: SAME.	0.2
2/9/2022	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH G. ROBERTS RE: UPCOMING BOARD MEETING AND EXECUTED AGREEMENT AND ADDENDUM WITH STEADFAST.	0.6
2/10/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA PHONE.	0.4

51400-3107
42

SERVICES

Date	Person	Description of Services	Hours	
		Total Professional Services	2.6	\$808.00

PERSON RECAP

Person		Hours	Amount
VKB	Vivek K. Babbar	1.8	\$630.00
DCC	Dana C. Collier	0.4	\$114.00
LB	Lynn Butler	0.2	\$32.00
MS	Madison Sprague	0.2	\$32.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/21/2022	Simplefile E-Recording- Filing Fee-	\$48.90
	Total Disbursements	\$48.90
	Total Services	\$808.00
	Total Disbursements	\$48.90
	Total Current Charges	\$856.90

PAY THIS AMOUNT **\$856.90**

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Cypress Mill Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

March 23, 2022

Client: 001503

Matter: 000001

Invoice #: 21302

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
2/23/2022	LB	REVIEW STATUS OF SEATS DUE FOR LANDOWNER'S ELECTION IN 2022.	0.1	\$16.00
3/3/2022	VKB	TELECONFERENCE WITH G. ROBERTS AND M. ALVAREZ RE: AGENDA ITEMS FOR UPCOMING BOARD MEETING.	0.2	\$70.00
3/4/2022	VKB	FINALIZE SECOND ADDENDUM WITH STEADFAST FOR ADDITIONAL LANDSCAPING SERVICES; REVIEW AND REPLY TO EMAIL FROM G. ROBERTS RE: SAME; REVIEW AND REPLY TO EMAIL FROM M. ALVAREZ RE: ENGINEER'S REPORT.	0.5	\$175.00
3/9/2022	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH G. ROBERTS RE: UPCOMING BOARD MEETING.	0.3	\$105.00
3/10/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.4	\$140.00
Total Professional Services			1.5	\$506.00

51400.3107
LSC

March 23, 2022

Client: 001503

Matter: 000001

Invoice #: 21302

Page: 2

Total Services	\$506.00	
Total Disbursements	\$0.00	
Total Current Charges		\$506.00
Previous Balance		\$856.90
Less Payments		(\$856.90)
PAY THIS AMOUNT		\$506.00

Please Include Invoice Number on all Correspondence

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2022



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

Cypress Mill

Balance Sheet

As of 3/31/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	291,328	0	0	0	0	0	0	291,328
Investment - Revenue 2018 (9000)	0	561,179	0	0	0	0	0	561,179
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	269,174	0	0	0	0	269,174
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Sinking 2020 (7002)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	5	0	574,815	0	0	574,821
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	(14)	0	0	0	0	0	0	(14)
Due From Developer	8,498	0	0	0	0	0	0	8,498
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Deposits	8,378	0	0	0	0	0	0	8,378
Construction Work In Progress	0	0	0	0	0	16,066,939	0	16,066,939
Amount Available-Debt Service	0	0	0	0	0	0	453,930	453,930
Amount To Be Provided-Debt Service	0	0	0	0	0	0	16,626,070	16,626,070
Total Assets	308,190	700,147	527,430	95	574,815	16,066,939	17,080,000	35,257,616
Liabilities								
Accounts Payable	0	0	0	0	0	0	0	0
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0	0	0
Deferred Revenue	8,498	0	0	0	0	0	0	8,498
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	76	0	0	0	0	0	0	76
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,150,000	8,150,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	8,930,000	8,930,000
Total Liabilities	8,574	0	0	0	0	0	17,080,000	17,088,574
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	495,986	258,252	95	574,793	0	0	149 1,329,126

Cypress Mill

Balance Sheet

As of 3/31/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-Unreserved	103,842	0	0	0	0	0	0	103,842
Investment In General Fixed Assets	0	0	0	0	0	16,066,939	0	16,066,939
Other	195,774	204,162	269,177	0	22	0	0	669,135
Total Fund Equity & Other Credits	299,616	700,147	527,430	95	574,815	16,066,939	0	18,169,042
Total Liabilities & Fund Equity	308,190	700,147	527,430	95	574,815	16,066,939	17,080,000	35,257,616

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 3/31/2022
(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	420,864	(2,475)	(1)%
O&M Assessments - Off Roll	124,487	0	(124,487)	(100)%
Total Revenues	547,825	420,864	(126,961)	(23)%
Expenditures				
Legislative				
Supervisor Fees	4,800	3,000	1,800	38 %
Financial & Administrative				
District Manager	40,000	20,000	20,000	50 %
District Engineer	5,000	728	4,272	85 %
Disclosure Report	12,600	4,200	8,400	67 %
Trustees Fees	10,300	4,041	6,259	61 %
Accounting Services	6,750	3,675	3,075	46 %
Auditing Services	8,000	1,500	6,500	81 %
Postage, Phone, Faxes, Copies	1,500	75	1,425	95 %
Public Officials Insurance	2,500	2,506	(6)	(0)%
Legal Advertising	3,000	495	2,505	84 %
Bank Fees	300	43	257	86 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Hosting	600	150	450	75 %
Website Administration	1,800	750	1,050	58 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	3,026	4,474	60 %
Utility Services				
Electric Utility Services	135,200	43,575	91,625	68 %
Other Physical Environment				
Waterway Management System	20,000	6,390	13,610	68 %
General Liability & Property Casualty Insurance	12,000	6,810	5,190	43 %
Landscape Maintenance - Contract	175,000	81,591	93,409	53 %
Miscellaneous Repairs & Maintenance	7,500	2,780	4,720	63 %
Hardscape Maintenance	2,500	180	2,320	93 %
Plant Replacement Program	25,000	10,075	14,926	60 %
Landscape Maintenance - Mulch	32,100	26,000	6,100	19 %
Irrigation Maintenance	20,000	1,826	18,174	91 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	10,000	0	10,000	100 %
Total Expenditures	547,825	225,090	322,735	59 %
Excess of Revenues Over (Under) Expenditures	0	195,774	195,774	0 %
Fund Balance, Beginning of Period	0	103,842	103,842	0 %
Fund Balance, End of Period	0	299,616	299,616	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	551,675	555,480	3,805	1 %
Interest Earnings				
Interest Earnings	0	19	19	0 %
Total Revenues	551,675	555,499	3,824	1 %
Expenditures				
Debt Service Payments				
Interest Payments	396,676	201,338	195,339	49 %
Principal Payments	155,000	150,000	5,000	3 %
Total Expenditures	551,676	351,338	200,339	36 %
Excess of Revenues Over (Under) Expenditures	(1)	204,162	204,163	(20,416,270)%
Fund Balance, Beginning of Period	0	495,986	495,986	0 %
Fund Balance, End of Period	(1)	700,147	700,148	(70,014,834)%

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	515,984	269,174	(246,810)	(48)%
DS Assessments - Off Roll	0	166,704	166,704	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>12</u>	<u>12</u>	<u>0 %</u>
Total Revenues	<u>515,984</u>	<u>435,890</u>	<u>(80,094)</u>	<u>(16)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	330,984	166,706	164,278	50 %
Principal Payments	<u>185,000</u>	<u>0</u>	<u>185,000</u>	<u>100 %</u>
Total Expenditures	<u>515,984</u>	<u>166,706</u>	<u>349,278</u>	<u>68 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3	3	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(9)</u>	<u>(9)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(6)</u>	<u>(6)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>269,177</u>	<u>269,177</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	258,252	258,252	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>527,430</u></u>	<u><u>527,430</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

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

Cypress Mill
Statement of Revenues & Expenditures

301 - Capital Projects - Series 2020
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	16	16	0 %
Total Revenues	0	16	16	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6	6	0 %
Total Other Financing Sources	0	6	6	0 %
Excess of Revenues Over (Under) Expenditures	0	22	22	0 %
Fund Balance, Beginning of Period	0	574,793	574,793	0 %
Fund Balance, End of Period	0	574,815	574,815	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

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

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Bank Balance	315,114.68
Less Outstanding Checks/Vouchers	23,786.85
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	291,327.83
Balance Per Books	<u>291,327.83</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: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1361	3/17/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1366	3/31/2022	System Generated Check/Voucher	727.80	Clearview Land Design, P.L.
1367	3/31/2022	System Generated Check/Voucher	4,757.05	Meritus Districts
1368	3/31/2022	System Generated Check/Voucher	17,596.00	Steadfast Contractors Alliance, LLC
1369	3/31/2022	System Generated Check/Voucher	798.00	Straley Robin Vericker
1369	3/31/2022	System Generated Check/Voucher	(798.00)	Straley Robin Vericker
1370	3/31/2022	System Generated Check/Voucher	506.00	Straley Robin Vericker
Outstanding Checks/Vouchers			23,786.85	

**Cypress Mill
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1345	2/10/2022	System Generated Check/Voucher	840.00	Steadfast Contractors Alliance, LLC
1347	2/17/2022	System Generated Check/Voucher	200.00	Becky Wilson
1352	2/24/2022	System Generated Check/Voucher	4,776.80	Meritus Districts
1353	2/24/2022	System Generated Check/Voucher	180.00	Spearem Enterprises, LLC
1354	2/24/2022	System Generated Check/Voucher	13,730.00	Steadfast Contractors Alliance, LLC
1355	3/3/2022	System Generated Check/Voucher	336.00	Egis Insurance Advisors, LLC
1356	3/3/2022	System Generated Check/Voucher	4,514.50	Steadfast Contractors Alliance, LLC
1357	3/4/2022	Series 2020 FY22 Tax Dist ID 566	456.13	Cypress Mill CDD
1358	3/4/2022	Series 2018 FY22 Tax Dist ID 566	933.41	Cypress Mill CDD
1359	3/17/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1360	3/17/2022	System Generated Check/Voucher	200.00	Laura Coffey
1362	3/17/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1363	3/17/2022	System Generated Check/Voucher	450.00	Spearem Enterprises, LLC
1364	3/17/2022	System Generated Check/Voucher	856.90	Straley Robin Vericker
1365	3/17/2022	System Generated Check/Voucher	9,197.27	Tampa Electric
Cleared Checks/Vouchers			37,936.01	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR122	3/4/2022	Tax Distribution 3.04.2022	<u>2,098.70</u>	
Cleared Deposits			<u>2,098.70</u>	
			<u><u>2,098.70</u></u>	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 5/4/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	15	-10	Trash in several ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Some of the ponds have algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	None observed
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A

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	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 5/4/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Entrance landscape looks good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	27	-3	Blue Daze is struggling
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	682	-18	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Wednesday, May 4, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Better</u>
TURF INSECT/DISEASE CONTROL	10	8	-2	<u>Some fire ants in the pocket parks</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Minor detailing needed</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Ok</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Weed control</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Annuals look good</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	94	-6	94%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill May



The annuals at the entrance are in good condition.



The landscape in the pocket park off of Ozello Trail is in good condition.



The turf along Miller Creek has good color.



Steadfast needs to stagger the mow patterns, along Camp Island they're creating ruts.



The pocket park on Wash Island is in good condition.



There's a small area of turf at Miller Creek and Camp Island that will need to be replaced.



The landscape recently added off of Greenleaf Bay is doing well.



The landscape off of Salt River is looking better.



The Blue Daze is struggling at the Beth Shields entrance.



Several of the ponds need to be treated for algae and trash cleaned out of them.







