

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 9, 2022**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, JUNE 9, 2022

9:15 A.M.

The offices of Inframark

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

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

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

The 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.

June 9, 2022

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

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

Call In Number: 1-866-906-9330

Access Code: 7979718#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-03; Adopting FY 2023 Proposed Budget
& Setting Public HearingTab 01
 - B. Discussion on Temporary New Interim District Engineer for
Cypress Mill CDD Agreement from Todd Amaden
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 12, 2022, Tab 02
 - B. Consideration of Operation and Maintenance Expenditures April 2022..... Tab 03
- 5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING April 30, 2022.....Tab 04**
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 05
 - i. Community Inspection Report -*Under Separate Cover*
- 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

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Mill Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 11, 2022

HOUR: _____

LOCATION: Cypress Mill Clubhouse
15231 Miller Creek Drive
Sun City Center, Florida 33573

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON June 9, 2022.

Attest:

**Cypress Mill Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

2023

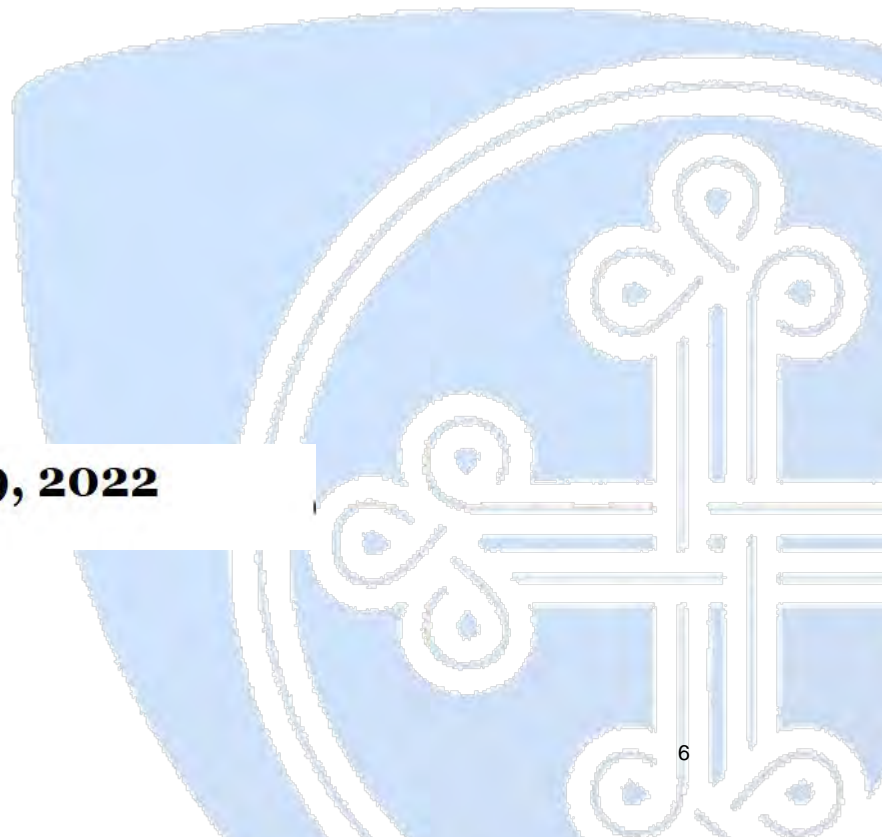


CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

June 9, 2022



CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

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June 9, 2022

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Cypress Mill Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessments Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessments Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 2/28/22	Projected Revenues & Expenditures 3/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	423,338.29	420,863.73	2,474.56	423,338.29	0.00
Operations & Maintenance Assmts-Off Roll	124,486.71	0.00	124,486.71	124,486.71	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$547,825.00	\$420,863.73	\$126,961.27	\$547,825.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	106,619.26	106,619.26	106,619.26
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$0.00	\$106,619.26	\$106,619.26	\$106,619.26
TOTAL REVENUES	\$547,825.00	\$420,863.73	\$233,580.53	\$654,444.26	\$106,619.26
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,800.00	3,000.00	0.00	9,000.00	4,200.00
TOTAL LEGISLATIVE	\$4,800.00	\$3,000.00	\$0.00	\$9,000.00	\$4,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	40,000.00	19,999.98	20,000.02	40,000.00	0.00
District Engineer	5,000.00	727.80	728.20	1,456.00	(3,544.00)
Disclosure Report	12,600.00	4,200.00	6,300.00	10,500.00	(2,100.00)
Trustees Fees	10,300.00	4,040.63	4,040.63	8,081.26	(2,218.74)
Accounting Services	6,750.00	3,675.00	(1,425.00)	2,250.00	(4,500.00)
Auditing Services	8,000.00	1,500.00	5,000.00	6,500.00	(1,500.00)
Postage, Phone, Faxes, Copies	1,500.00	75.45	2,209.55	2,285.00	785.00
Public Officials Insurance	2,500.00	2,506.00	0.00	2,506.00	6.00
Legal Advertising	3,000.00	495.00	990.00	1,485.00	(1,515.00)
Bank Fees	300.00	42.73	42.27	85.00	(215.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	0.00	0.00	0.00	(200.00)
Website Hosting	600.00	150.00	450.00	600.00	0.00
Website Administration	1,800.00	750.00	1,050.00	1,800.00	0.00
ADA Vendor	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$94,225.00	\$39,837.59	\$39,385.67	\$79,223.26	(\$15,001.74)
LEGAL COUNSEL					
District Counsel	7,500.00	3,025.91	3,026.09	6,052.00	(1,448.00)
TOTAL DISTRICT COUNSEL	\$7,500.00	\$3,025.91	\$3,026.09	\$6,052.00	(\$1,448.00)
UTILITY SERVICES					
Electric Utility Services	135,200.00	43,574.79	55,182.21	98,757.00	(36,443.00)
TOTAL UTILITY SERVICES	\$135,200.00	\$43,574.79	\$55,182.21	\$98,757.00	(\$36,443.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	20,000.00	6,390.00	6,390.00	12,780.00	(7,220.00)
General Liability & Property Casualty Insurance	12,000.00	6,810.00	0.00	6,810.00	(5,190.00)
Landscape Maintenance - Contract	175,000.00	81,591.00	90,876.00	172,467.00	(2,533.00)
Miscellaneous Repairs & Maintenance	7,500.00	2,780.00	2,780.00	5,560.00	(1,940.00)
Hardscape Maintenance	2,500.00	180.00	2,320.00	2,500.00	0.00
Plant Replacement Program	25,000.00	10,074.50	14,925.50	25,000.00	0.00
Landscape Maintenance - Mulch	32,100.00	26,000.00	6,100.00	32,100.00	0.00
Irrigation Maintenance	20,000.00	1,826.25	2,999.75	4,826.00	(15,174.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$294,100.00	\$135,651.75	\$126,391.25	\$262,043.00	(\$32,057.00)
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,000.00	0.00	0.00	0.00	(2,000.00)
TOTAL ROAD & STREET FACILITIES	\$2,000.00	\$0.00	\$0.00	\$0.00	(\$2,000.00)
PARKS & RECREATION					
Park Facility Maintenance	10,000.00	0.00	10,000.00	10,000.00	0.00
Onsite Payroll	0.00	0.00	77,419.00	77,419.00	77,419.00
Payroll Taxes & Admin Fees	0.00	0.00	25,132.00	25,132.00	25,132.00
TOTAL PARKS & RECREATION	\$10,000.00	\$0.00	\$112,551.00	\$112,551.00	\$102,551.00
Amenity Facility Maintenance					
Pest Control	0.00	0.00	480.00	480.00	480.00
Pool Maintenance & Repairs	0.00	0.00	19,226.00	19,226.00	19,226.00
Janitorial Maintenance	0.00	0.00	21,474.00	21,474.00	21,474.00
Building Maintenance	0.00	0.00	763.00	763.00	763.00
Lighting Maintenance	0.00	0.00	84.00	84.00	84.00
HVAC	0.00	0.00	238.00	238.00	238.00
Cleaning Supplies	0.00	0.00	593.00	593.00	593.00
Gate Repair & Maintenance	0.00	0.00	995.00	995.00	995.00
General Maintenance	0.00	0.00	13,289.00	13,289.00	13,289.00
Security Cameras	0.00	0.00	288.00	288.00	288.00
Furniture/Furnishings	0.00	0.00	6,559.00	6,559.00	6,559.00
Fitness Equipment	0.00	0.00	380.00	380.00	380.00
Holiday Decorations	0.00	0.00	1,050.00	1,050.00	1,050.00
Electric Clubhouse/Pool	0.00	0.00	12,502.00	12,502.00	12,502.00
Water Clubhouse	0.00	0.00	7,901.00	7,901.00	7,901.00
Trash/Waste	0.00	0.00	996.00	996.00	996.00
Capital Reserve	0.00	0.00	0.00	0.00	0.00
TOTAL AMENITY FACILITY MAINTENANCE	\$0.00	\$0.00	\$86,818.00	\$86,818.00	\$86,818.00
TOTAL EXPENDITURES	\$547,825.00	\$225,090.04	\$423,354.22	\$654,444.26	\$106,619.26
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$195,773.69	(\$189,773.69)	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	423,338.29	423,338.29	0.00	859,253.00	435,914.71
Operations & Maintenance Assmts-Off Roll	124,486.71	124,486.71	0.00	0.00	(124,486.71)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$547,825.00	\$547,825.00	\$0.00	\$859,253.00	\$311,428.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	106,619.26	106,619.26	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$106,619.26	\$106,619.26	\$0.00	\$0.00
TOTAL REVENUES	\$547,825.00	\$654,444.26	\$106,619.26	\$859,253.00	\$311,428.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,800.00	9,000.00	4,200.00	12,000.00	7,200.00
TOTAL LEGISLATIVE	\$4,800.00	\$9,000.00	\$4,200.00	\$12,000.00	\$7,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	40,000.00	40,000.00	0.00	40,000.00	0.00
District Engineer	5,000.00	1,456.00	(3,544.00)	5,000.00	0.00
Disclosure Report	12,600.00	10,500.00	(2,100.00)	12,600.00	0.00
Trustees Fees	10,300.00	8,081.26	(2,218.74)	12,300.00	2,000.00
Accounting Services	6,750.00	2,250.00	(4,500.00)	9,000.00	2,250.00
Auditing Services	8,000.00	6,500.00	(1,500.00)	8,100.00	100.00
Postage, Phone, Faxes, Copies	1,500.00	2,285.00	785.00	2,500.00	1,000.00
Public Officials Insurance	2,500.00	2,506.00	6.00	3,007.00	507.00
Legal Advertising	3,000.00	1,485.00	(1,515.00)	2,000.00	(1,000.00)
Bank Fees	300.00	85.00	(215.00)	300.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	575.00	400.00
Office Supplies	200.00	0.00	(200.00)	200.00	0.00
Website Hosting	600.00	600.00	0.00	600.00	0.00
Website Administration	1,800.00	1,800.00	0.00	1,800.00	0.00
ADA Vendor	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$94,225.00	\$79,223.26	(\$15,001.74)	\$99,482.00	\$5,257.00
LEGAL COUNSEL					
District Counsel	7,500.00	6,052.00	(1,448.00)	7,500.00	0.00
TOTAL DISTRICT COUNSEL	\$7,500.00	\$6,052.00	(\$1,448.00)	\$7,500.00	\$0.00
UTILITY SERVICES					
Electric Utility Services	135,200.00	98,757.00	(36,443.00)	135,200.00	0.00
TOTAL UTILITY SERVICES	\$135,200.00	\$98,757.00	(\$36,443.00)	\$135,200.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	20,000.00	12,780.00	(7,220.00)	13,419.00	(6,581.00)
General Liability & Property Casualty Insurance	12,000.00	6,810.00	(5,190.00)	12,000.00	0.00
Landscape Maintenance - Contract	175,000.00	172,467.00	(2,533.00)	213,752.00	38,752.00
Miscellaneous Repairs & Maintenance	7,500.00	5,560.00	(1,940.00)	7,500.00	0.00
Hardscape Maintenance	2,500.00	2,500.00	0.00	2,500.00	0.00
Plant Replacement Program	25,000.00	25,000.00	0.00	25,000.00	0.00
Landscape Maintenance - Mulch	32,100.00	32,100.00	0.00	42,100.00	10,000.00
Irrigation Maintenance	20,000.00	4,826.00	(15,174.00)	20,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$294,100.00	\$262,043.00	(\$32,057.00)	\$336,271.00	\$42,171.00
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,000.00	0.00	(2,000.00)	2,000.00	0.00
TOTAL ROAD & STREET FACILITIES	\$2,000.00	\$0.00	(\$2,000.00)	\$2,000.00	\$0.00
PARKS & RECREATION					
Park Facility Maintenance	10,000.00	10,000.00	0.00	10,000.00	0.00
Onsite Payroll	0.00	77,419.00	77,419.00	82,000.00	82,000.00
Payroll Taxes & Admin Fees	0.00	25,132.00	25,132.00	27,000.00	27,000.00
TOTAL PARKS & RECREATION	\$10,000.00	\$112,551.00	\$102,551.00	\$119,000.00	\$109,000.00
Amenity Facility Maintenance					
Pest Control	0.00	480.00	480.00	800.00	800.00
Pool Maintenance & Repairs	0.00	19,226.00	19,226.00	24,000.00	24,000.00
Janitorial Maintenance	0.00	21,474.00	21,474.00	25,000.00	25,000.00
Building Maintenance	0.00	763.00	763.00	3,500.00	3,500.00
Lighting Maintenance	0.00	84.00	84.00	1,000.00	1,000.00
HVAC	0.00	238.00	238.00	2,000.00	2,000.00
Cleaning Supplies	0.00	593.00	593.00	1,000.00	1,000.00
Gate Repair & Maintenance	0.00	995.00	995.00	1,500.00	1,500.00
General Maintenance	0.00	13,289.00	13,289.00	14,000.00	14,000.00
Security Cameras	0.00	288.00	288.00	1,000.00	1,000.00
Furniture/Furnishings	0.00	6,559.00	6,559.00	5,000.00	5,000.00
Fitness Equipment	0.00	380.00	380.00	2,000.00	2,000.00
Holiday Decorations	0.00	1,050.00	1,050.00	20,000.00	20,000.00
Electric Clubhouse/Pool	0.00	12,502.00	12,502.00	16,000.00	16,000.00
Water Clubhouse	0.00	7,901.00	7,901.00	9,000.00	9,000.00
Trash/Waste	0.00	996.00	996.00	2,000.00	2,000.00
Capital Reserve	0.00	0.00	0.00	20,000.00	20,000.00
TOTAL AMENITY FACILITY MAINTENANCE	\$0.00	\$86,818.00	\$86,818.00	\$147,800.00	\$147,800.00
TOTAL EXPENDITURES	\$547,825.00	\$654,444.26	\$106,619.26	\$859,253.00	\$311,428.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	555,475
TOTAL REVENUES	\$	555,475

EXPENDITURES

Series 2018 June Bond Interest Payment	\$	195,238
Series 2018 December Bond Principal Payment	\$	165,000
Series 2018 December Bond Interest Payment	\$	195,238
TOTAL EXPENDITURES	\$	555,475
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	7,995,000
Principal Payment Applied Toward Series 2018 Bonds	\$	165,000
Bonds Outstanding - Period Ending 12/15/2023	\$	7,830,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2023 payments are 6/15/23 and 12/15/23

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	516,063
TOTAL REVENUES	\$	516,063

EXPENDITURES

Series 2020 June Bond Principal Payment	\$	190,000
Series 2020 June Bond Interest Payment	\$	164,278
Series 2020 December Bond Interest Payment	\$	161,784
TOTAL EXPENDITURES	\$	516,063
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	8,745,000
Principal Payment Applied Toward Series 2020 Bonds	\$	190,000
Bonds Outstanding - Period Ending 12/15/2023	\$	8,555,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2023 payments are 6/15/23 and 12/15/23

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2022 June Bond Principal Payment	\$	-
Series 2022 June Bond Interest Payment	\$	-
Series 2022 December Bond Interest Payment	\$	-
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	-
Principal Payment Applied Toward Series 2022 Bonds	\$	-
Bonds Outstanding - Period Ending 12/15/2023	\$	-

Series 2022 Amenity Bonds Principal and Interest amounts to be established at bonds debt issuance.

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2023 payments are 6/15/23 and 12/15/23

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	FY 2022			FY 2023				Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit	Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service ⁽²⁾	O&M Per Unit	Total Assessment	
ASSESSMENT AREA ONE - SERIES 2018										
Single Family 40'	1.00	230	\$1,145.83	\$584.69	\$1,730.52	\$1,145.83	\$0.00	\$917.07	\$2,062.90	\$332.38
Single Family 50'	1.25	230	\$1,432.29	\$730.87	\$2,163.16	\$1,432.29	\$0.00	\$1,146.35	\$2,578.64	\$415.48
Subtotal		460								
ASSESSMENT AREA TWO - SERIES 2020										
Single Family 40'	1.00	197	\$1,145.32	\$584.69	\$1,730.01	\$1,145.32	\$0.00	\$917.07	\$2,062.39	\$332.38
Single Family 50'	1.25	226	\$1,431.65	\$730.87	\$2,162.52	\$1,431.65	\$0.00	\$1,146.35	\$2,578.00	\$415.48
Subtotal		423								
TOTAL		883								

Notations:

⁽¹⁾ Annual assessments are adjusted for the Hillsborough County collection costs and statutory discounts for early payment.

⁽²⁾ Amenity Bonds Debt Service assessment to be established at bonds issuance

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

May 12, 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, May 12, 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, May 12, 2022, at 9:20 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor
Becky Wilson	Supervisor

Staff Members Present:

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

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. Acceptance of Resignation of District Engineer- Chris O’Kelley

District Manager Lamb stated that Chris O’Kelley has submitted his resignation as District Engineer.

MOTION TO:	Approve Acceptance of Resignation of District Engineer Chris O’Kelley.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Acceptance of Financial Report for Fiscal Year Ending September 31, 2021

The Board reviewed and motioned to approve the financial report for fiscal year ending on September 31, 2021.

MOTION TO:	Approve the Financial Report for Fiscal Year Ending September 31, 2021.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Discussion on RFP for District Engineering Services

Mr. Roberts stated that the advertisement has been ran in the Tampa Times.

MOTION TO:	Approve the REP for District Engineering Services.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Discussion on New Interim Engineer for Cypress Mill CDD

Todd Amaden with Landmark Engineering has offered to take over engineering duties in the interim. Staff to negotiate a service contract.

MOTION TO:	Approve the New Interim Engineer for Cypress Mill.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Announcement of Qualified Electors

Mr. Lamb announced that Cypress Mills has nine hundred and seven (907) qualified electors.

F. Consideration of Resolution 2022-02; Announcing Landowner Election.
i. Sample Ballot & Proxy

The board discussed adding two residents to the board. Supervisor Campagna will work with staff to send out an email blast notifying the residents. Seats 1,2 & 5 are up for landowners' election in November.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting March 10, 2022,**
- B. Consideration of Operation and Maintenance Expenditures February 2022**
- C. Consideration of Operation and Maintenance Expenditures March 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 4/0 - Motion Passed Unanimously

5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING March 31, 2022

The Board reviewed the financial statements.

6. VENDOR/STAFF REPORTS

A. District Counsel

District Counsel Babbar stated he is working on conveying Phase 3 to the district and it should be completed soon.

B. District Engineer

There were no additional reports from the Engineer.

C. District Manager

i. Community Inspection Report

District Manager Lamb discussed the Budget for 2023 and recommended money be added for Reserves. He recommended staff hold an educational workshop for the resident's explaining the budget process.

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments.

8. PUBLIC COMMENTS

There were no public comments.

9. ADJOURNMENT

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

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

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				
Sitex Aquatics	5977B	\$ 1,065.00		Lake Maintenance - April
Monthly Contract Sub-Total		\$ 1,065.00		

Variable Contract				
Variable Contract Sub-Total		\$ 0.00		

Utilities				
Tampa Electric	211017895700 040822	\$ 3,223.46		Electric Service Thru 4.04.2022
Tampa Electric	211018054091 040622	951.82		Electric Service Thru 3.31.2022.
Tampa Electric	211020388099 040622	1,398.03		Electric Service Thru 3.31.2022
Tampa Electric	211022240322 040822	79.93		Electric Service Thru 3.31.2022
Tampa Electric	221006350658 040622	202.19		Electric Service Thru 3.31.2022
Tampa Electric	221006361218 040622	123.97		Electric Service Thru 3.31.2022.
Tampa Electric	221007463708 040822	35.46		Electric Service Thru 04.04.2022
Tampa Electric	221007640941 040622	22.01		Electric Service Thru 3.31.2022.
Tampa Electric	221007706890 040622	22.01		Electric Service Thru 2.01.2022.
Tampa Electric	221007832001 040622	675.65		Electric Service Thru 3.31.2022
Tampa Electric	221008279970 040622	2,503.57	\$ 9,238.10	Electric Service Thru 3.31.2022
Utilities Sub-Total		\$ 9,238.10		

Regular Services				
Grau & Associates	22253	\$ 5,000.00		Audit Service - 4.04.2022
SteadFast	6412	635.00		Irrigation Maintenance - 3.31.2022
SteadFast	6414	240.00		Irrigation Wet Check - 3.31.2022
SteadFast	6415	285.00		Irrigation Service Request - 3.31.2022
SteadFast	6359	15,146.00	\$ 16,306.00	Landscape Maintenance - April
Regular Services Sub-Total		\$ 21,306.00		

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 31,609.10		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Invoice

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

Date	Invoice #
4/1/2022	5977B

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-April	1,065.00	1,065.00
53960-4307 42			
		Balance Due	\$1,065.00

Statement Date: 04/08/2022

Account: 211017895700

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

Current month's charges:	\$3,223.46
Total amount due:	\$3,223.46
Payment Due By:	04/29/2022

Your Account Summary

Previous Amount Due	\$3,207.58
Payment(s) Received Since Last Statement	-\$3,207.58
Current Month's Charges	\$3,223.46
Total Amount Due	\$3,223.46

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Account: 211017895700

Current month's charges:	\$3,223.46
Total amount due:	\$3,223.46
Payment Due By:	04/29/2022

Amount Enclosed \$

676074959123

00001632 02 AV 0.42 33607 FTECO104082222583810 00000 01 01000000 004 01 1632 006



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

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

6760749591232110178957000000003223469



Account: 211017895700
Statement Date: 04/08/2022
Current month's charges due 04/29/2022

Details of Charges – Service from 03/05/2022 to 04/04/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1468 kWh @ \$0.03079/kWh	\$45.20
Fixture & Maintenance Charge	76 Fixtures	\$1158.20
Lighting Pole / Wire	76 Poles	\$1941.80
Lighting Fuel Charge	1468 kWh @ \$0.04060/kWh	\$59.60
Storm Protection Charge	1468 kWh @ \$0.01028/kWh	\$15.09
Clean Energy Transition Mechanism	1468 kWh @ \$0.00033/kWh	\$0.48
Florida Gross Receipt Tax		\$3.09

Lighting Charges

\$3,223.46

Total Current Month's Charges

\$3,223.46

00001632-0003298-Page 3 of 12





ACCOUNT INVOICE

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Statement Date: 04/06/2022

Account: 211018054091

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

Current month's charges:	\$951.82
Total amount due:	\$951.82
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$943.94
Payment(s) Received Since Last Statement	-\$943.94
Current Month's Charges	\$951.82
Total Amount Due	\$951.82

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Account: 211018054091

Current month's charges:	\$951.82
Total amount due:	\$951.82
Payment Due By:	04/27/2022

Amount Enclosed \$ 678544081802

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

6785440818022110180540910000000951822

Account: 211018054091
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	480 kWh @ \$0.03079/kWh	\$14.78
Fixture & Maintenance Charge	8 Fixtures	\$126.00
Lighting Pole / Wire	8 Poles	\$236.48
Lighting Fuel Charge	480 kWh @ \$0.04060/kWh	\$19.49
Storm Protection Charge	480 kWh @ \$0.01028/kWh	\$4.93
Clean Energy Transition Mechanism	480 kWh @ \$0.00033/kWh	\$0.16
Florida Gross Receipt Tax		\$1.01

Lighting Charges

\$402.85

Details of Charges – Service from 03/03/2022 to 03/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.03079/kWh	\$7.61
Fixture & Maintenance Charge	13 Fixtures	\$196.04
Lighting Pole / Wire	13 Poles	\$332.15
Lighting Fuel Charge	247 kWh @ \$0.04060/kWh	\$10.03
Storm Protection Charge	247 kWh @ \$0.01028/kWh	\$2.54
Clean Energy Transition Mechanism	247 kWh @ \$0.00033/kWh	\$0.08
Florida Gross Receipt Tax		\$0.52

Lighting Charges

\$548.97

Total Current Month's Charges

\$951.82



ACCOUNT INVOICE

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Statement Date: 04/06/2022

Account: 211020388099

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

Current month's charges:	\$1,398.03
Total amount due:	\$1,398.03
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$1,391.21
Payment(s) Received Since Last Statement	-\$1,391.21
Current Month's Charges	\$1,398.03
Total Amount Due	\$1,398.03

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Account: 211020388099

Current month's charges:	\$1,398.03
Total amount due:	\$1,398.03
Payment Due By:	04/27/2022

Amount Enclosed \$

635334361949

00000769 01 AV 0.42 33607 FTECO104062223524510 00000 03 01000000 014 02 14662 002



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

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

6353343619492110203880990000001398035

Page 1 of 4

Account: 211020388099
Statement Date: 04/06/2022
Current month's charges due 04/27/2022

Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$18.14
Fixture & Maintenance Charge	31 Fixtures	\$467.48
Lighting Pole / Wire	31 Poles	\$792.05
Lighting Fuel Charge	589 kWh @ \$0.04060/kWh	\$23.91
Storm Protection Charge	589 kWh @ \$0.01028/kWh	\$6.05
Clean Energy Transition Mechanism	589 kWh @ \$0.00033/kWh	\$0.19
Florida Gross Receipt Tax		\$1.24
Franchise Fee		\$85.74
Municipal Public Service Tax		\$3.23

Lighting Charges

\$1,398.03

Total Current Month's Charges

\$1,398.03

00000769-0002034- Page 3 of 4



Statement Date: 04/08/2022

Account: 211022240322

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

Current month's charges:	\$79.93
Total amount due:	\$79.93
Payment Due By:	04/29/2022

Your Account Summary

Previous Amount Due	\$76.88
Payment(s) Received Since Last Statement	-\$76.88
Current Month's Charges	\$79.93
Total Amount Due	\$79.93

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Account: 211022240322

Current month's charges:	\$79.93
Total amount due:	\$79.93
Payment Due By:	04/29/2022

Amount Enclosed \$ 616815866551



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

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

Account: 211022240322
Statement Date: 04/08/2022
Current month's charges due 04/29/2022

Details of Charges – Service from 03/05/2022 to 04/04/2022

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	04/04/2022	5,368		4,905		463 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.74000	\$22.94
Energy Charge	463 kWh @ \$0.07035/kWh	\$32.57
Fuel Charge	463 kWh @ \$0.04126/kWh	\$19.10
Storm Protection Charge	463 kWh @ \$0.00315/kWh	\$1.46
Clean Energy Transition Mechanism	463 kWh @ \$0.00402/kWh	\$1.86
Florida Gross Receipt Tax		\$2.00

Electric Service Cost

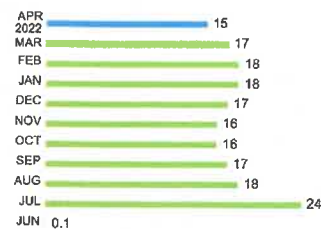
\$79.93

Total Current Month's Charges

\$79.93

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00001632-0003302- Page 11 of 12





ACCOUNT INVOICE

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

Statement Date: 04/06/2022
Account: 221006350658

Current month's charges:	\$202.19
Total amount due:	\$202.19
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$217.08
Payment(s) Received Since Last Statement	-\$217.08
Current Month's Charges	\$202.19
Total Amount Due	\$202.19

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Account: 221006350658

Current month's charges:	\$202.19
Total amount due:	\$202.19
Payment Due By:	04/27/2022

Amount Enclosed

\$

602001120138

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

6020011201382210063506580000000202196

ACCOUNT INVOICE

tampaelectric.com



Account: 221006350658
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	03/31/2022	26,682		25,203		1,479 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	1,479 kWh @ \$0.07035/kWh	\$104.05
Fuel Charge	1,479 kWh @ \$0.04126/kWh	\$61.02
Storm Protection Charge	1,479 kWh @ \$0.00315/kWh	\$4.66
Clean Energy Transition Mechanism	1,479 kWh @ \$0.00402/kWh	\$5.95
Florida Gross Receipt Tax		\$5.05

Electric Service Cost

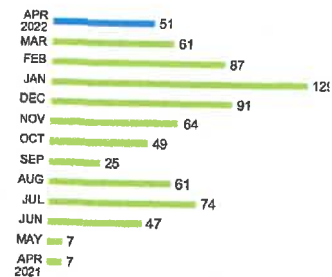
\$202.19

Total Current Month's Charges

\$202.19

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221006361218

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



Current month's charges:	\$123.97
Total amount due:	\$123.97
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$122.45
Payment(s) Received Since Last Statement	-\$122.45
Current Month's Charges	\$123.97
Total Amount Due	\$123.97

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$123.97
Total amount due:	\$123.97
Payment Due By:	04/27/2022

Amount Enclosed

\$

602001120139

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

6020011201392210063612180000000123978

ACCOUNT INVOICE

tampaelectric.com



Account: 221006361218
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000578684	03/31/2022	16,516	15,679	837 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	837 kWh @ \$0.07035/kWh	\$58.88
Fuel Charge	837 kWh @ \$0.04126/kWh	\$34.53
Storm Protection Charge	837 kWh @ \$0.00315/kWh	\$2.64
Clean Energy Transition Mechanism	837 kWh @ \$0.00402/kWh	\$3.36
Florida Gross Receipt Tax		\$3.10

Electric Service Cost

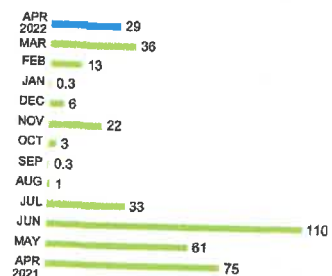
\$123.97

Total Current Month's Charges

\$123.97

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 04/08/2022

Account: 221007463708

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

Current month's charges:	\$35.46
Total amount due:	\$35.46
Payment Due By:	04/29/2022

Your Account Summary

Previous Amount Due	\$29.65
Payment(s) Received Since Last Statement	-\$29.65
Current Month's Charges	\$35.46
Total Amount Due	\$35.46

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WAIT two
business days



Start
DIGGING!

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See reverse side for more information

Account: 221007463708

Current month's charges:	\$35.46
Total amount due:	\$35.46
Payment Due By:	04/29/2022

Amount Enclosed \$

674840397132



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: 04/08/2022
Current month's charges due 04/29/2022

Details of Charges – Service from 03/05/2022 to 04/04/2022

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	04/04/2022	1,191		1,093		98 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.74000	\$22.94
Energy Charge	98 kWh @ \$0.07035/kWh	\$6.89
Fuel Charge	98 kWh @ \$0.04126/kWh	\$4.04
Storm Protection Charge	98 kWh @ \$0.00315/kWh	\$0.31
Clean Energy Transition Mechanism	98 kWh @ \$0.00402/kWh	\$0.39
Florida Gross Receipt Tax		\$0.89

Electric Service Cost

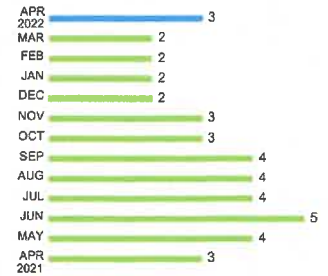
\$35.46

Total Current Month's Charges

\$35.46

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 04/06/2022

Account: 221007640941

Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	04/27/2022

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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CALL



WAIT two
business days



Start
DIGGING!

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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:	04/27/2022

Amount Enclosed

\$

666198438306

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

6661984383062210076409410000000022011

ACCOUNT INVOICE

tampaelectric.com



Account: 221007640941
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836071	03/31/2022	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)

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

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:	04/27/2022

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: 221007706890

Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	04/27/2022

Amount Enclosed

\$

666198438307

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

6661984383072210077068900000000022019

ACCOUNT INVOICE

tampaelectric.com



Account: 221007706890
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000676801	03/31/2022	0		0		0 kWh	1	29 Days

Daily Basic Service Charge

29 days @ \$0.74000

\$21.46

Florida Gross Receipt Tax

\$0.55

Electric Service Cost

\$22.01

Total Current Month's Charges

\$22.01

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007832001

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



Current month's charges:	\$675.65
Total amount due:	\$675.65
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$672.36
Payment(s) Received Since Last Statement	-\$672.36
Current Month's Charges	\$675.65
Total Amount Due	\$675.65

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See reverse side for more information

Account: 221007832001

Current month's charges:	\$675.65
Total amount due:	\$675.65
Payment Due By:	04/27/2022

Amount Enclosed

\$

608173922080

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

6081739220802210078320010000000675650

ACCOUNT INVOICE

tampaelectric.com



Account: 221007832001
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$9.36
Fixture & Maintenance Charge	16 Fixtures	\$241.28
Lighting Pole / Wire	16 Poles	\$408.80
Lighting Fuel Charge	304 kWh @ \$0.04060/kWh	\$12.34
Storm Protection Charge	304 kWh @ \$0.01028/kWh	\$3.13
Clean Energy Transition Mechanism	304 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.64

Lighting Charges

\$675.65

Total Current Month's Charges

\$675.65

00000038-0000882-Page 21 of 30



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221008279970

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

Current month's charges:	\$2,503.57
Total amount due:	\$2,503.57
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$2,492.10
Payment(s) Received Since Last Statement	-\$2,492.10
Current Month's Charges	\$2,503.57
Total Amount Due	\$2,503.57

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Account: 221008279970

Current month's charges:	\$2,503.57
Total amount due:	\$2,503.57
Payment Due By:	04/27/2022

Amount Enclosed

\$

648914567584

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

6489145675842210082799700000002503573

ACCOUNT INVOICE

tampaelectric.com



Account: 221008279970
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$30.42
Fixture & Maintenance Charge	52 Fixtures	\$784.16
Lighting Pole / Wire	52 Poles	\$1328.60
Lighting Fuel Charge	988 kWh @ \$0.04060/kWh	\$40.11
Storm Protection Charge	988 kWh @ \$0.01028/kWh	\$10.16
Clean Energy Transition Mechanism	988 kWh @ \$0.00033/kWh	\$0.33
Florida Gross Receipt Tax		\$2.08
Franchise Fee		\$143.83
Municipal Public Service Tax		\$5.42
State Tax		\$158.46

Lighting Charges

\$2,503.57

Total Current Month's Charges

\$2,503.57

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. 22253
Date 04/04/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>5,000.00</u>
Current Amount Due	\$ <u>5,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,000.00	0.00	0.00	0.00	0.00	5,000.00

Payment due upon receipt.



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
3/31/2022	SM-6412

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-0405			Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	<p>Irrigation Service: Miguel with JBC just usnotice that Cypress Mills had a broken zone and that he turned the valves off so we can repair it.</p> <p>On property today to check the zone line break. Looks like maybe construction damage as they have damaged plants by bring big machinery through the grass and flowerbeds. Zone lines are very shallow.</p> <p>Parts used: 1" tee 1"x3/4" reducer 1" slip fix 1" pvc (about .5ft) 3/4" pvc (about .5ft) 3/4" drip stub up 1 drip coupling 2.5ft drip</p> <p>53900 - 461 42</p>		635.00	3/17/2022	635.00

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

Total	\$635.00
Payments/Credits	\$0.00
Balance Due	\$635.00



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
3/31/2022	SM-6414

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
1	Irrigation Wet Check	0.00	3/18/2022	0.00	
1	Irrigation Repairs made during wet check: Zone 27 - One broken bubbler.	15.00	3/18/2022	15.00	
1	Zone 55 - Broken lateral line: 1 1/4" lateral line fixed, it is located at the main park between salt river ave and king creek drive... Looks like it got crushed by some type of heavy machinery. Parts used: (2) 1 1/4" couplings (1) 1 1/4" tee (1) 1 1/4" x 1/2" reducer (2ft) of 1 1/4" pvc (1) 1/2" coupling (1ft) of 1/2" flex	225.00	3/21/2022	225.00	
53900-4611 UC					

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	\$240.00
Payments/Credits	\$0.00
Balance Due	\$240.00



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
3/31/2022	SM-6415

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Service Request: Zone 24: replace the valve because the installed one had a hole in the pressure regulator. Parts Used: 1 1/2 Valve 1 1/2 female adapter 1 1/2 coupling 2 - 1 1/2 reducer 1 1/2 slipfix		285.00	3/22/2022	285.00
53900-4611 472					

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	\$285.00
Payments/Credits	\$0.00
Balance Due	\$285.00



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
4/1/2022	SM-6359

Bill To

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

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1039 Cypress Mills CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
	Landscape Maintenance for the month of April 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
<p style="text-align: center;">53900.4604 C/L</p>					

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 Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



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

Cypress Mill

Balance Sheet

As of 4/30/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	260,511	0	0	0	0	0	0	260,511
Investment - Revenue 2018 (9000)	0	562,227	0	0	0	0	0	562,227
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	269,684	0	0	0	0	269,684
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	574,820	0	0	574,825
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	277,373	701,195	527,939	95	574,820	16,066,939	17,080,000	35,228,361
Liabilities								
Accounts Payable	5,123	0	0	0	0	0	0	5,123
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	13,697	0	0	0	0	0	17,080,000	17,093,697
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	495,986	258,252	95	574,793	0	0	53 1,329,126

Cypress Mill

Balance Sheet

As of 4/30/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
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	159,834	205,210	269,687	0	27	0	0	634,758
Total Fund Equity & Other Credits	263,676	701,195	527,939	95	574,820	16,066,939	0	18,134,664
Total Liabilities & Fund Equity	277,373	701,195	527,939	95	574,820	16,066,939	17,080,000	35,228,361

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 4/30/2022
(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	421,656	(1,682)	(0)%
O&M Assessments - Off Roll	124,487	0	(124,487)	(100)%
Total Revenues	547,825	421,656	(126,169)	(23)%
Expenditures				
Legislative				
Supervisor Fees	4,800	3,000	1,800	38 %
Financial & Administrative				
District Manager	40,000	23,333	16,667	42 %
District Engineer	5,000	728	4,272	85 %
Disclosure Report	12,600	4,900	7,700	61 %
Trustees Fees	10,300	4,041	6,259	61 %
Accounting Services	6,750	4,238	2,513	37 %
Auditing Services	8,000	6,500	1,500	19 %
Postage, Phone, Faxes, Copies	1,500	119	1,381	92 %
Public Officials Insurance	2,500	2,506	(6)	(0)%
Legal Advertising	3,000	829	2,172	72 %
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	900	900	50 %
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	52,813	82,387	61 %
Other Physical Environment				
Waterway Management System	20,000	7,455	12,545	63 %
General Liability & Property Casualty Insurance	12,000	6,810	5,190	43 %
Landscape Maintenance - Contract	175,000	96,737	78,263	45 %
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	2,986	17,014	85 %
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	261,822	286,003	52 %
Excess of Revenues Over (Under) Expenditures	0	159,834	159,834	0 %
Fund Balance, Beginning of Period	0	103,842	103,842	0 %
Fund Balance, End of Period	0	263,676	263,676	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2021 Through 4/30/2022
(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	556,523	4,848	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>24</u>	<u>24</u>	<u>0 %</u>
Total Revenues	<u>551,675</u>	<u>556,547</u>	<u>4,872</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	396,676	201,338	195,339	49 %
Principal Payments	<u>155,000</u>	<u>150,000</u>	<u>5,000</u>	<u>3 %</u>
Total Expenditures	<u>551,676</u>	<u>351,338</u>	<u>200,339</u>	<u>36 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>205,210</u>	<u>205,211</u>	<u>(20,521,076)%</u>
Fund Balance, Beginning of Period	0	495,986	495,986	0 %
Fund Balance, End of Period	<u><u>(1)</u></u>	<u><u>701,195</u></u>	<u><u>701,196</u></u>	<u><u>(70,119,640)%</u></u>

Cypress Mill

Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2021 Through 4/30/2022
(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	269,684	(246,300)	(48)%
DS Assessments - Off Roll	0	166,704	166,704	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>13</u>	<u>13</u>	<u>0 %</u>
Total Revenues	<u>515,984</u>	<u>436,401</u>	<u>(79,583)</u>	<u>(15)%</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>(10)</u>	<u>(10)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(7)</u>	<u>(7)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>269,687</u>	<u>269,687</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>527,939</u></u>	<u><u>527,939</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
From 10/1/2021 Through 4/30/2022
(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 4/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	19	19	0 %
Total Revenues	0	19	19	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	7	7	0 %
Total Other Financing Sources	0	7	7	0 %
Excess of Revenues Over (Under) Expenditures	0	27	27	0 %
Fund Balance, Beginning of Period	0	574,793	574,793	0 %
Fund Balance, End of Period	0	574,820	574,820	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2021 Through 4/30/2022
 (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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Bank Balance	276,817.26
Less Outstanding Checks/Vouchers	16,306.00
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	260,511.26
Balance Per Books	<u>260,511.26</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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1377	4/28/2022	System Generated Check/Voucher	16,306.00	Steadfast Contractors Alliance, LLC
Outstanding Checks/Vouchers			16,306.00	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared 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
1370	3/31/2022	System Generated Check/Voucher	506.00	Straley Robin Vericker
1372	4/6/2022	Series 2018 FY22 Tax Dist ID 569	1,043.15	Cypress Mill CDD
1373	4/6/2022	Series 2020 FY22 Tax Dist ID 569	509.76	Cypress Mill CDD
1371	4/7/2022	System Generated Check/Voucher	5,000.00	Grau and Associates
1374	4/14/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1375	4/14/2022	System Generated Check/Voucher	5,899.25	Tampa Electric
1376	4/21/2022	System Generated Check/Voucher	3,338.85	Tampa Electric
Cleared Checks/Vouchers			40,642.86	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR124	4/6/2022	Tax Distribution 4.06.2022	2,345.44	
Cleared Deposits			2,345.44	