

**CYPRESS MILL
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 9, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Cypress Mill Community Development District

Board of Supervisors

Kelly Evans, Chairman
Anthony Seabrook, Vice-Chairman
Elissa Martin, Assistant Secretary
Jason Robare, Assistant Secretary
Lori Campagna, Assistant Secretary

District Staff

Gene Roberts, District Manager
Vivek Babbar, District Counsel
Todd Amaden, District Engineer

Regular Meeting Agenda

Thursday, November 09, 2023, at 9:30 a.m.

Zoom Meeting

<https://zoom.us/j/92150277315?pwd=RHlFalVnNFAxeWlrNEp4aU1Ob245QT09>

Meeting ID: 921 5027 7315 Passcode: 095245 Dial by your location +1 305 224 1968

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Public Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. Attorney's Report**
 - A. Update on Amenity Policies
- 4. Manager's Report**
 - A. Community Inspection Report
- 5. Engineer's Report**
- 6. Action Items**
 - A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022
 - B. Discussion on Dog Park-Trail Enhancement
 - C. Discussion on Amenity Center Maintenance
- 7. Consent Agenda**
 - A. Approval of Minutes of the October 12, 2023, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures September 2023
 - C. Acceptance of the Financials and Approval of the Check Register for September 2023
- 8. Adjournment**

*The next regularly scheduled meeting is December 14, 2023, at 9:30 a.m.

District Office
Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:
Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Cypress Mill Community Development District

Recreational Facilities Policies

October 12, 2023

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Cypress Mill Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://www.cypressmillcdd.com/>

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 2 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Outdoor grilling is prohibited unless at a pre-approved special event.
9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.

10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
21. No fishing or swimming is permitted in any District stormwater ponds.
22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean

those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.

25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.
28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Park Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours.
3. Pool parties are not permitted.
4. The pool or Splash Park is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool or Splash Park.
9. Persons that are ill with diarrhea cannot enter the pool or Splash Park .
10. No glass containers are permitted in the fenced in pool area, Splash Park, or bathrooms.
11. No Food or Beverages are permitted in the pool, Splash Park, or on the wet deck.
12. Patrons and their Guests should shower before entering the pool or Splash Park.
13. The pool furniture may not be reserved and is on a first-come basis for usage.
14. Pool furniture must be kept 10 feet from the pools edge at all times.
15. Pool Furniture should not be removed from the fenced in pool area or Splash Park.
16. Umbrellas must be lowered after use.
17. No profanity, loud noises, harassment, diving, flips, back jumps, running, pushing, rough housing, chicken fighting, horseplay, or other dangerous actions is permitted.
18. No swinging on ladders, fences, or railings is permitted.
19. No skates, skateboards, scooters, or bicycles are permitted within the fenced in pool area or Splash Park.
20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings and permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
21. Swimming lanes must be kept open when in use by lap swimmers, water walking or jogging.
22. Hanging on lane lines or floating lines and interfering with lap-swimming is prohibited.
23. Chemicals used in the pool or Splash Park may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Community Park Policies

1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.

Fitness Center Policies:

1. Patrons 15 years of age and older are permitted to use the Fitness Center during designated operating hours.
2. Children that are 13 or 14 years of age are allowed under supervision by a parent or adult Patron, 18 years of age or older.
3. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of 13 are allowed in the Fitness Center at any time.
4. Guests may use the Fitness Center if accompanied by an adult Patron, 18 years of age or older.
5. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits (no jeans or swim suits).
6. Food (including chewing gum) is not permitted within the Fitness Center.
7. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
8. Each individual is responsible for wiping off fitness equipment after use.
9. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the Fitness Center.
13. If other individuals are waiting, use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment.
14. Please return weights and other fitness equipment to the proper location after use.
15. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Center.

General Parking Policies:

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
 - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. Only 1 meeting room is available for rental during regular hours of operation. The meeting rooms may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 6 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first come first serve basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

| | | |
|-------------------|----------------------|-------------------------|
| Easter Sunday | Memorial Day Weekend | 4 th of July |
| Labor Day Weekend | Thanksgiving | Christmas Eve |
| Christmas Day | New Year's Eve | |

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District's policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

1. **Maximum Rental Duration.** Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)
2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

| | |
|------------------|--|
| Patron Rates | \$100.00 |
| non-Patron Rates | \$250.00 for up to 20 attendees \$450.00 for 21 attendees or more, up to the maximum designated occupancy |

3. **Deposit:** A refundable deposit of \$200.00 is required for any rental.
4. **Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Cypress Mill Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
6. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

8. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable county noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
 - e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

CYPRESS MILL CDD

Field Inspection - November 2023

Wednesday, November 1, 2023

Prepared For Cypress Mill Board Of Supervisors

24 Items Identified



Item 1

Assigned To Steadfast

Landscaping overall looks good up front, some minor weeds and the Bougainvilleas could use some pruning. The Muhly grass are in bloom, and the palms are healthy though the seed pods should be trimmed out.



Item 2

Assigned To Sitex

First pond looks good.



Item 3

Assigned To Steadfast

The Jasmine and Walters Viburnum in most of the medians still needs replacement/fill ins.



Item 4

Assigned To Sitex

Algae has been treated in the pond at Buckford Landing.



Item 5

Assigned To Steadfast

Another red maple has died and needs to be removed.



Item 6

Assigned To Steadfast

A 2nd dead maple across the street.



Item 7

Assigned To Steadfast

The Wash Island pocket park looks good.



Item 8

Assigned To Steadfast

The Camp Island Monuments look good. Recommend replacing the Muhly with something that won't block the sign in the future.



Item 9

Assigned To Steadfast

Minor weeds in the Blue Daze.



Item 10

Assigned To Steadfast

Brazilian Peppers need to be removed along 19th Ave. also pruning needed.



Item 11

Assigned To Steadfast

Fill-ins still needed at 19th Ave NE.



Item 12

Assigned To Steadfast

Some dry spots in the turf at the first pocket park on Miller Creek.

Irrigation adjustments needed.



Item 13

Assigned To Sitex

Pond looks good on Ozello Trail.



Item 14

Assigned To Steadfast

The central park looks good.



Item 15

Assigned To Steadfast

Dog park looks good. New solution for the trail using rocks or shells with drainage is being proposed.



Item 16

Assigned To Steadfast

Suckers need to be cut off the Crepe Myrtles.



Item 17

Assigned To Steadfast

The South side of the Central Park looks good as well.



Item 18

Assigned To Steadfast

The banks of the small pond at Gomez Rocks need to be string trimmed.



Item 19

Assigned To Steadfast

The west side of the turf looks dry at the Gomez Rocks pocket park.

Irrigation inspection is needed.



Item 20

Assigned To Steadfast

Golden dewdrops need pruning in the King Creek pocket park.



Item 21

Assigned To Sitex

Shoreline weeds are dying off in the other pond off Ozello Trail.



Item 22

Assigned To Steadfast

Some weeds among the Pines on Miller Creek.



Item 23

Assigned To Steadfast

Damage from the hogs across from the clubhouse still needs to be repaired. Proposal has been submitted. Doesn't appear to be getting worse anymore.



Item 24

Assigned To Sitex

Some trash in the pond by the clubhouse.

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**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 Audit of the Financial Statements

Opinions

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, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

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 is the responsibility of management and, 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 Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 4, 2023, 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.



August 4, 2023

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, 2022. 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 (\$12,944,346).
- The change in the District's total net position for the fiscal year ended September 30, 2022 was (\$12,408,383), a decrease mainly due to conveyance of the infrastructure from the District. 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, 2022, the District's governmental funds reported combined ending fund balances of \$1,078,672, a decrease of (\$7,922) 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, | |
| | 2022 | 2021 |
| Assets, excluding capital assets | \$ 1,723,250 | \$ 1,449,499 |
| Capital assets, net of depreciation | 3,320,250 | 16,066,938 |
| Total assets | 5,043,500 | 17,516,437 |
| Current liabilities | 886,322 | 608,268 |
| Long-term liabilities | 17,101,524 | 17,444,132 |
| Total liabilities | 17,987,846 | 18,052,400 |
| Net Position | | |
| Net investment in capital assets | (13,204,124) | (802,306) |
| Restricted | 181,229 | 164,629 |
| Unrestricted | 78,549 | 101,714 |
| Total net position | \$ (12,944,346) | \$ (535,963) |

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 decreased during the most recent fiscal year. The majority of the decrease 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, | | |
|--|-----------------|--------------|
| | 2022 | 2021 |
| Revenues: | | |
| Program revenues | | |
| Charges for services | \$ 1,506,586 | \$ 1,422,519 |
| Operating grants and contributions | 2,862 | 72,750 |
| Capital grants and contributions | 1,562 | 45 |
| General revenues | - | 131 |
| Total revenues | 1,511,010 | 1,495,445 |
| Expenses: | | |
| General government | 95,576 | 78,205 |
| Maintenance and operations | 530,018 | 238,042 |
| Interest | 721,861 | 732,597 |
| Conveyance of infrastructure | 12,571,938 | - |
| Total expenses | 13,919,393 | 1,048,844 |
| Change in net position | (12,408,383) | 446,601 |
| Net position - beginning | (535,963) | (982,564) |
| Net position - ending | \$ (12,944,346) | \$ (535,963) |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$13,919,393. 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 increased from the prior fiscal year, the majority of the increase was the result of an increase in maintenance expenses and professional services as well as \$12,571,938 conveyance of the infrastructure from the District to the County.

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, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$3,495,000 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$174,750 has been taken, which resulted in a net book value of \$3,320,250. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$16,895,000 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, 2022**

| | <u>Governmental Activities</u> |
|---------------------------------------|------------------------------------|
| ASSETS | |
| Cash | \$ 88,894 |
| Assessments receivable | 10,044 |
| Deposits | 8,302 |
| Restricted assets: | |
| Investments | 1,616,010 |
| Capital assets: | |
| Depreciable, net | <u>3,320,250</u> |
| Total assets | <u>5,043,500</u> |
| LIABILITIES | |
| Accounts payable and accrued expenses | 22,041 |
| Due to Developer | 622,537 |
| Accrued interest payable | 241,744 |
| Non-current liabilities: | |
| Due within one year | 345,000 |
| Due in more than one year | <u>16,756,524</u> |
| Total liabilities | <u>17,987,846</u> |
| NET POSITION | |
| Net investment in capital assets | (13,204,124) |
| Restricted for debt service | 181,229 |
| Unrestricted | <u>78,549</u> |
| Total net position | <u>\$ (12,944,346)</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, 2022**

| 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 | \$ 95,576 | \$ 95,576 | \$ - | \$ - | \$ - |
| Maintenance and operations | 530,018 | 332,142 | - | 1,562 | (196,314) |
| Interest on long-term debt | 721,861 | 1,078,868 | 2,862 | - | 359,869 |
| Conveyance of infrastructure | 12,571,938 | - | - | - | (12,571,938) |
| Total governmental activities | 13,919,393 | 1,506,586 | 2,862 | 1,562 | (12,408,383) |
| | | | | | |
| | | | | | Change in net position (12,408,383) |
| | | | | | Net position - beginning (535,963) |
| | | | | | Net position - ending \$ (12,944,346) |

See notes to the financial statements

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

| | Major Funds | | | Total |
|---------------------------------------|-------------------|---------------------|---------------------|-----------------------|
| | General | Debt Service | Capital Projects | Governmental Funds |
| ASSETS | | | | |
| Cash | \$ 88,894 | \$ - | \$ - | \$ 88,894 |
| Investments | - | 1,038,860 | 577,150 | 1,616,010 |
| Assessments receivable | 3,394 | 6,650 | - | 10,044 |
| Deposits | 8,302 | - | - | 8,302 |
| Total assets | <u>\$ 100,590</u> | <u>\$ 1,045,510</u> | <u>\$ 577,150</u> | <u>\$ 1,723,250</u> |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable and accrued expenses | \$ 22,041 | \$ - | \$ - | \$ 22,041 |
| Due to Developer | - | 622,537 | - | 622,537 |
| Total liabilities | <u>22,041</u> | <u>622,537</u> | <u>-</u> | <u>644,578</u> |
| Fund balances: | | | | |
| Nonspendable: | | | | |
| Deposits | 8,302 | - | - | 8,302 |
| Restricted for: | | | | |
| Debt service | - | 422,973 | - | 422,973 |
| Capital projects | - | - | 577,150 | 577,150 |
| Unassigned | 70,247 | - | - | 70,247 |
| Total fund balances | <u>78,549</u> | <u>422,973</u> | <u>577,150</u> | <u>1,078,672</u> |
| Total liabilities and fund balances | <u>\$ 100,590</u> | <u>\$ 1,045,510</u> | <u>\$ 577,150</u> | <u>\$ 1,723,250</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, 2022**

Total fund balances - governmental funds \$ 1,078,672

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 | 3,495,000 | |
| Accumulated depreciation | <u>(174,750)</u> | 3,320,250 |

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 | (241,744) | |
| Original issue discount | 43,732 | |
| Original issue premium | (250,256) | |
| Bonds payable | <u>(16,895,000)</u> | <u>(17,343,268)</u> |
| Net position of governmental activities | | <u>\$ (12,944,346)</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, 2022**

| | Major Funds | | | Total Governmental Funds |
|--|-------------|-----------------|---------------------|--------------------------------|
| | General | Debt Service | Capital Projects | |
| REVENUES | | | | |
| Assessments | \$ 427,718 | \$ 1,078,868 | \$ - | \$ 1,506,586 |
| Interest income | - | 2,862 | 1,562 | 4,424 |
| Total revenues | 427,718 | 1,081,730 | 1,562 | 1,511,010 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 95,576 | - | - | 95,576 |
| Maintenance and operations | 355,268 | - | - | 355,268 |
| Debt Service: | | | | |
| Principal | - | 335,000 | - | 335,000 |
| Interest | - | 733,088 | - | 733,088 |
| Total expenditures | 450,844 | 1,068,088 | - | 1,518,932 |
| Excess (deficiency) of revenues over (under) expenditures | (23,126) | 13,642 | 1,562 | (7,922) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Interfund transfers | (39) | (661) | 700 | - |
| Total other financing sources (uses) | (39) | (661) | 700 | - |
| Net change in fund balances | (23,165) | 12,981 | 2,262 | (7,922) |
| Fund balances - beginning | 101,714 | 409,992 | 574,888 | 1,086,594 |
| Fund balances - ending | \$ 78,549 | \$ 422,973 | \$ 577,150 | \$ 1,078,672 |

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, 2022**

| | | |
|--|----|---------|
| Net change in fund balances - total governmental funds | \$ | (7,922) |
|--|----|---------|

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

| | | |
|---|--|---------|
| 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. | | 335,000 |
|---|--|---------|

| | | |
|---|--|-----------|
| Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. | | (174,750) |
|---|--|-----------|

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 |
| Conveyance of capital assets | | (12,571,938) |
| Change in accrued interest | | <u>3,619</u> |
| Change in net position of governmental activities | \$ | <u>(12,408,383)</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, 2022, 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.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| <u>Assets</u> | <u>Years</u> |
|----------------------------------|--------------|
| Improvement other than buildings | 20 |

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

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, 2022:

| | <u>Amortized cost</u> | <u>Credit Risk</u> | <u>Maturities</u> |
|---------------------------------|----------------------------|--------------------|----------------------------|
| First American Gov't Obligation | | | Weighted average maturity: |
| Fund CL D | <u>\$ 1,616,010</u> | S&P AAAM | 18 days |
| Total Investments | <u><u>\$ 1,616,010</u></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 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|--|----------------------|--------------|-----------------|-------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, not being depreciated | | | | |
| Construction in progress | \$ 16,066,938 | \$ - | \$ (16,066,938) | \$ - |
| Total capital assets, not being depreciated | 16,066,938 | - | (16,066,938) | - |
| Capital assets, being depreciated | | | | |
| Improvements Other Than Buildings | - | 3,495,000 | - | 3,495,000 |
| Total capital assets, being depreciated | - | 3,495,000 | - | 3,495,000 |
| Less accumulated depreciation for: | | | | |
| Improvements Other Than Buildings | - | (174,750) | - | (174,750) |
| Total accumulated depreciation | - | (174,750) | - | (174,750) |
| Total capital assets, being depreciated, net | - | 3,320,250 | - | 3,320,250 |
| Governmental activities capital assets, net | \$ 16,066,938 | \$ 3,320,250 | \$ (16,066,938) | \$ 3,320,250 |

NOTE 5 – CAPITAL ASSETS (Continued)

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, 2022, 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.

In addition, in current fiscal year, the District conveyed out \$12,571,938 of infrastructure to the County.

NOTE 6 – 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.

Bond Compliance

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, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--------------------------------|----------------------|-----------|------------|-------------------|------------------------|
| <u>Governmental activities</u> | | | | | |
| Series 2018 | \$ 8,300,000 | \$ - | \$ 150,000 | \$ 8,150,000 | \$ 155,000 |
| Less Bond discount | (45,393) | - | (1,661) | (43,732) | - |
| Series 2020 | 8,930,000 | - | 185,000 | 8,745,000 | 190,000 |
| Plus Bond premium | 259,525 | - | 9,269 | 250,256 | - |
| Total | \$ 17,444,132 | \$ - | \$ 342,608 | \$ 17,101,524 | \$ 345,000 |

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending September 30: | Governmental Activities | | |
|------------------------------|-------------------------|----------------------|----------------------|
| | Principal | Interest | Total |
| 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 | 395,000 | 672,088 | 1,067,088 |
| 2028-2032 | 2,205,000 | 3,126,013 | 5,331,013 |
| 2033-2037 | 2,720,000 | 2,613,925 | 5,333,925 |
| 2038-2042 | 3,395,000 | 1,934,575 | 5,329,575 |
| 2043-2047 | 4,245,000 | 1,084,650 | 5,329,650 |
| 2048-2050 | 2,480,000 | 169,875 | 2,649,875 |
| Total | <u>\$ 16,895,000</u> | <u>\$ 12,419,264</u> | <u>\$ 29,314,264</u> |

NOTE 7 – 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.

At September 30, 2022, the Developer is owed \$622,537 related to overpaid amounts.

NOTE 8 – 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 9 – 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 10 – 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 during the past three years.

**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, 2022**

| | Budgeted Amounts | | Variance with Final Budget - Positive (Negative) |
|--|-----------------------|-------------------|---|
| | Original and Final | Actual Amounts | |
| REVENUES | | | |
| Assessments | \$ 547,825 | \$ 427,718 | \$ (120,107) |
| Total revenues | 547,825 | 427,718 | (120,107) |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 106,525 | 95,576 | 10,949 |
| Maintenance and operations | 431,300 | 355,268 | 76,032 |
| Parks and recreation | 10,000 | - | 10,000 |
| Total expenditures | 547,825 | 450,844 | 96,981 |
| Excess (deficiency) of revenues over (under) expenditures | - | (23,126) | (23,126) |
| Other Financing Sources (Uses) | | | |
| Transfers out | - | (39) | (39) |
| Total other financing sources (uses) | - | (39) | (39) |
| Net change in fund balance | <u>\$ -</u> | (23,165) | <u>\$ (23,165)</u> |
| Fund balance - beginning | | <u>101,714</u> | |
| Fund balance - ending | | <u>\$ 78,549</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, 2022.

**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 9/30/2022 | None |
| Number of independent contractors compensated in September 2022 | None |
| Employee compensation for FYE 9/30/2022 (paid/accrued) | Not applicable |
| Independent contractor compensation for FYE 9/30/2022 | Not applicable |
| Construction projects to begin on or after October 1; (>\$65K) | Not applicable |
| Budget variance report | See page 21 |
| Ad Valorem taxes; | Not applicable |
| Millage rate FYE 9/30/2022 | Not applicable |
| Ad valorem taxes collected FYE 9/30/2022 | Not applicable |
| Outstanding Bonds: | Not applicable |
| | |
| Non ad valorem special assessments; | |
| Special assessment rate FYE 9/30/2022 (Gross) | Operations and maintenance; SF 40 - \$584.69 SF 50 - \$730.87 Debt service; SF 40 Area 1 Series 2018 - \$1,145.83 SF 50 Area 1 Series 2018 - \$1,432.29 SF 40 Area 2 Series 2020 - \$1,145.83 SF 50 Area 2 Series 2020 - \$1,431.65 |
| Special assessments collected FYE 9/30/2022 (Net) | \$1,265,684.42 |
| Outstanding Bonds: | |
| Series 2018, due December 15, 2048 | see Note 6 page 19 for details |



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**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, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated August 4, 2023.

Report on 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 or significant deficiencies may exist that were not identified.

Report on 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".

August 4, 2023



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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, 2022. 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

August 4, 2023



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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, 2022 and have issued our report thereon dated August 4, 2023.

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 August 4, 2023, 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

August 4, 2023

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, 2021.

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, 2022.

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, 2022.

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, 2022. 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 23.



Steadfast Alliance Maintenance Division

Proposal

Date 10/31/2023 Proposal # SM-E-2218

| Customer Information | | Project Information SM1039 Cypress Mills CDD Mai... | |
|--|--------------------------------------|--|--------------|
| Cypress Mills CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 | Contact | SM1039 Cypress Mills CDD Maintenance Miller Creek Drive Sun City Center, FL 33573 | |
| | Phone 813-873-7300 | Proposal Prepared By: | Jason Combee |
| | E-mail inframark@avidbill.com | Type Of Work | Installation |
| | Account # | | |

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

| Description | Qty | Unit Price | Amount |
|---|-------|------------|-----------|
| This proposal is to enhance the mulch trail at the dog park. Prices include materials and labor. | | | |
| Scope Of Work: Add drainage to low lying areas. Run drains into conservation area adjacent to trail and leave open ended. 20 ft french drain priced at \$35 per linear foot includes all materials (pipe,basins,57 stone,misc fittings) and labor. | | | |
| Remove and replace landscape edging. | | | |
| Install weed barrier fabric on trail. | | | |
| Install crushed shell. | | | |
| Install plant fill ins in landscape beds. Touch up when finished. | | | |
| Drainage - Per 20' Drain | 17 | 700.00 | 11,900.00 |
| Landscape Bed Edging - Per Linear Foot | 1,195 | 2.00 | 2,390.00 |
| Weed Barrier Fabric - Per Roll | 10 | 80.00 | 800.00 |
| Crushed Shell - Per Cubic Yard | 70 | 110.00 | 7,700.00 |
| Ixora - Dwarf Red - 3 Gallon | 140 | 18.00 | 2,520.00 |
| Schefflera Arboricola - Trinettes - 3 Gallon | 50 | 18.00 | 900.00 |
| Duranta - Goldmound - 3 Gallon | 40 | 18.00 | 720.00 |
| Live Oak - 30 gallon | 1 | 350.00 | 350.00 |
| Pine Bark Mini Nugget Mulch - Per Cubic Yard | 80 | 60.00 | 4,800.00 |
| Irrigation - Add/Adjust as needed for plant material. | 1 | 500.00 | 500.00 |

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
Phone: 844-347-0702 | Fax: 813-501-1432
office@SteadfastAlliance.com | SteadfastAlliance.com

Total \$32,580.00

**MINTES OF MEETING
CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cypress Mill Community Development District was held on Thursday, October 12, 2023, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

| | |
|------------------|---|
| Kelly Evans | Chairperson |
| Anthony Seabrook | Vice Chairperson |
| Jason Robare | Assistant Secretary |
| Elissa Martin | Assistant Secretary (<i>via Zoom</i>) |

Also present were:

| | |
|-----------------|---------------------------------------|
| Gene Roberts | District Manager |
| Michael Broadus | District Counsel |
| Todd Amaden | District Engineer (<i>via Zoom</i>) |

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Mr. Roberts called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS Action Items

A. Discussion on Empty Lot and Parking Areas

- Mr. Seabrook asked if the green spaces at the end of Tiger Trail could be converted into parking spaces, to which, Mr. Amaden responded, that the green spaces are a County requirement . Therefore, it would not be permitted.

B. Discussion on Clean-up after Storm

Item was not discussed.

C. Discussion on Road Signs

- Mr. Seabrook stated there are several leaning street signs. Mr. Roberts stated this item should be submitted to Hillsborough County Public Works.
- Mr. Seabrook asked Mr. Amaden if the bike lane at the exit of Miller Creek could be converted into a turn lane. Mr. Amaden's responded, it is possible but would be very costly and explained that storm drains and utilities would need to be moved and that the bike lane is a County requirement.

- The stop signs and stub-out at the corner of Miller Creek, was discussed.
- Mr. Amaden advised that was for a future commercial site.

THIRD ORDER OF BUSINESS Attorney's Report

A. Update on Amenity Policies

- Mr. Broadus summarized the amenity policy drafted by Mr. Babbar.
- The Board asked that it be added to next month's agenda for review.
- Mr. Roberts stated residents requested lights to be added at the basketball court and lane markers to be added at the pool.
- The Board declined both requests.

FOURTH ORDER OF BUSINESS Manager's Report

A. Community Inspection Report

- The Board reviewed the report and requested staff to have the fence along Camp Island pressure washed.

On MOTION by Mr. Robare seconded by Mr. Seabrooke, with all in favor, staff was authorized to provide two proposals to pressure wash the fence along Camp Island. 4-0

FIFTH ORDER OF BUSINESS Engineer's Report

There being no report, the next order of business followed.

SEVENTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the September 14, 2023, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures August 2023

C. Acceptance of the Financials and Approval of the Check Register for August 2023

- Ms. Evans, asked about the Grau invoice and whether the audit has been received
- Ms. Evans requested staff review the contract for an out clause.

On MOTION by Ms. Evans seconded by Mr. Seabrook, with all in favor, the Consent Agenda, was approved. 4-0

Supervisor requests are as follows:

- Ms. Evans, stated *Lennar* has requested a 45-day extension on the Clubhouse punch list from the sale.
- Tile is scheduled to arrive next week.

- 78 • The replacement part to repair the splash pad bucket is scheduled to ship
79 November 6, 2023.
- 80 • The fence by the school was discussed and it was noted that the school district
81 should add a fence behind the CDD fence to prohibit access to the school
82 grounds.

83

84 **EIGHTH ORDER OF BUSINESS Adjournment**

85 There being no further business,

86

87

On MOTION by Mr. Seabrook seconded by Mr. Robare, with
88 all in favor, meeting was adjourned. 4-0

89

90

91

92

93

| | |
|--|--|
| 94 _____ 95 Gene Roberts 96 District Manager | 94 _____ 95 Kelly Evans 96 Chairperson |
|--|--|

97

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-----------------------------------|------------------------|--------------------|--------------|--|
| Monthly Contract | | | | |
| INFRAMARK LLC | 101099 | \$4,745.83 | | DISTRICT INVOICE SEPTEMBER 2023 |
| INFRAMARK LLC | 101649 | \$35.06 | \$4,780.89 | DISRICT SERVICES SEPTEMBER 2023 |
| JNJ CLEANING SERVICES | 0256 | \$1,810.00 | | AMENITY SERVICES - AUGUST 2023 |
| JNJ CLEANING SERVICES | 0276 | \$105.00 | \$1,915.00 | TRASH DOG STATION SERVICE - SEPTEMBER 2023 |
| SITEX AQUATICS LLC | 7660B-35 | \$1,065.00 | | LAKE MAINT. - 11 WATERWAYS - SEPTEMBER 2023 |
| STEADFAST CONTRACTORS ALLIANCE | SM-9832 | \$1,950.00 | | LANDSCAPE MAINT. - AMENITY - SEPTEMBER 2023 |
| SUNCOAST POOL SERVICE | 9634 | \$1,875.00 | | POOL SERVICE - SEPTEMBER 2023 |
| Monthly Contract Subtotal | | \$11,585.89 | | |
| Variable Contract | | | | |
| ELISSA MARTIN | EM 091423 | \$200.00 | | SUPERVISOR FEE 09/14/23 |
| HAROLD ANTHONY SEABROOK | AS 091423 | \$200.00 | | SUPERVISOR FEE 09/14/23 |
| HOMERIVER GROUP | 08312023 | \$10,564.04 | | PAYROLL AUGUST 2023 |
| JASON ROBARE | JR 091423 | \$200.00 | | SUPERVISOR FEE 09/14/23 |
| KELLY ANN EVANS | KE 091423 | \$200.00 | | SUPERVISOR FEE 09/14/23 |
| LORI A. CAMPAGNA | LC 091423 | \$200.00 | | SUPERVISOR FEE 09/14/23 |
| MAHONEY LAW GROUP PA. | 20864 | \$6,161.48 | | GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/22/23 |
| Variable Contract Subtotal | | \$17,725.52 | | |
| Utilities | | | | |
| TECO | 211029203471 090723 | \$324.20 | | ELECTRICITY SERVICES 08/21/23-08/31/23 |
| TECO | 5825 090523 ACH | \$11,015.94 | | BULK BILLING - ELECTRICITY SERVICES |
| TECO | 9291 090723 ACH | \$2,901.03 | \$14,241.17 | ELECTRICITY SERVICES 08/02/23-08/31/23 |
| Utilities Subtotal | | \$14,241.17 | | |
| Regular Services | | | | |
| EGIS INSURANCE | 20178 | \$12,391.00 | | POLICY RENEWAL |
| REPCO L&O PEST CONTROL | 203571 | \$120.00 | | QUARTERLY PEST CONTROL |
| SECTOR 4 SECURITY | CLUB 010 23 | \$3,504.21 | | SECURITY SERVICE - 09/01/23-09/17/23 |
| STEADFAST CONTRACTORS ALLIANCE | SM-9229 | \$2,468.00 | | LANDSCAPE ENHANCEMENT |
| STEADFAST CONTRACTORS ALLIANCE | SM-9856 | \$16,321.00 | | LANDSCAPE MAINT - SEPTEMBER |
| STEADFAST CONTRACTORS ALLIANCE | SM-9950 | \$3,097.00 | \$21,886.00 | LANDSCAPE ENHANCEMENTS - COMPLETED 09/13/23 |
| TIMES PUBLISHING COMPANY | 305491 092023 | \$514.00 | | MEETING SCHEDULE AD |
| Regular Services Subtotal | | \$38,415.21 | | |

CYPRESS MILL CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|------------------------------|------------------------|--------------------|--------------|----------------------|
| Additional Services | | \$0.00 | | |
| Additional Services Subtotal | | \$0.00 | | |
| | | | | |
| TOTAL | | \$81,967.79 | | |

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#101099

DATE

9/5/2023

CUSTOMER ID

C2296

NET TERMS

Net 60

PO#**DUE DATE**

11/4/2023

BILL TO

Cypress Mill CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: September 2023

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

| | |
|-----------------|------------|
| Subtotal | \$4,745.83 |
|-----------------|------------|

| | |
|------------|--------|
| Tax | \$0.00 |
|------------|--------|

| | |
|------------------|------------|
| Total Due | \$4,745.83 |
|------------------|------------|

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#101649

CUSTOMER ID

C2296

PO#

INVOICE

DATE

9/21/2023

NET TERMS

Net 60

DUE DATE

11/20/2023

BILL TO

Cypress Mill CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: September 2023

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------|-----|-----|------|--------|--------------|
| Postage | 10 | Ea | 3.51 | | 35.06 |
| Subtotal | | | | | 35.06 |

Subtotal

\$35.06

Tax

\$0.00

Total Due

\$35.06

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

JNJ Amenity Services LLC
7804 davie ray dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999



Cypress Mill

Bill to

Cypress Mill
Home River Group
12906 Tampa Oaks Blvd
Suite 100
Temple Terrace, Florida 33637
United States

Invoice details

Invoice no.: 0256
Invoice date: 08/26/2023
Due date: 09/15/2023

| Product or service | | Amount |
|---|-------------------|----------|
| 1. Restrooms | 1 unit × \$815.00 | \$815.00 |
| Clean and sanitize 8 toilets, 2 urinals, 2 showers and 6 sinks. Wipe lockers as needed. Supply all toilet paper, paper towels, hand soap and trash bags. Sweep/vacuum and/or mop. | | |
| 2. Activity room | 1 unit × \$200.00 | \$200.00 |
| Wipe down 2 barstool tables, 2 end tables, 2 coffee tables and 1 round glass table. Fluff and fix pillows as needed. Wipe window sills and clean all windows on the inside. Sweep/vacuum and/or mop. | | |
| 3. Kitchen | 1 unit × \$100.00 | \$100.00 |
| Clean and sanitize countertops, wipe outside of microwave and refrigerator, replace small trash bin bag as needed, clean glass windows/doors and sweep/vacuum and/or mop. | | |
| 4. Gym | 1 unit × \$200.00 | \$200.00 |
| Wipe down machines (as needed), clean all mirrors, windows and glass door (as needed). Vacuum as needed. | | |
| 5. Lobby/Walkway | 1 unit × \$200.00 | \$200.00 |
| Sweep, vacuum and/or mop walkway that leads to gym and restrooms and the lobby area. Replace small trash bin bag inside office. Glass doors at entry and glass doors that lead out into pool area get cleaned inside and out. Any glass next to doors also get cleaned inside and out, as needed. | | |
| 6. Patio | 1 unit × \$200.00 | \$200.00 |
| Clean glass tables (4 small and two large). Remove and replace trash bags (3) by pool. Clean and disinfect trash bins as needed. | | |
| 7. Additional trash bags | 1 unit × \$20.00 | \$20.00 |
| JNJ, as approved by HOA, will provide trash bags for trash cans by the mailboxes and near the dog park and basketball court that are maintained by HOA. | | |

| | | | |
|----|---|------------------|---------|
| 8. | Extra supplies during summer months | 1 unit × \$75.00 | \$75.00 |
| | includes the cost for extra paper towels, toilet paper and trash bags that are being provided at Cypress Mill during the summer due to the high foot traffic. | | |

Ways to pay



Total \$1,810.00

Note to customer

Amenity cleaning services for Cypress Mill - August 2023.

Pay invoice

INVOICE

JNJ Amenity Services LLC
7804 davie ray dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999



Cypress Mill CDD c/o Inframark

Bill to
Cypress Mill CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Invoice details
Invoice no.: 0276
Invoice date: 09/25/2023
Due date: 10/15/2023

| Product or service | | Amount |
|---|-------------------|---------|
| 1. Trash | 1 unit × \$25.00 | \$25.00 |
| Remove and replace 1 large trash bag. | | |
| 2. Dog stations | 2 units × \$40.00 | \$80.00 |
| Remove and replace 2 dog trash liners once a week. Place dog waste bags as needed. Dog station #1 located on Greenleaf Bay St and King Creek Dr. Dog station #2 located between Greenleaf Bay St and Demory Point Pl. | | |

Ways to pay



Note to customer
Trash and dog station services for Cypress Mill CDD - Sept 2023.

Pay invoice

Total **\$105.00**

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Cypress Mill HOA

Bill to
Cypress Mill CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Ship to
Cypress Mill CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice details
Invoice no.: 7660B-35
Terms: Net 30
Invoice date: 09/01/2023
Due date: 10/01/2023

| Product or service | | Amount |
|--|----------------|-------------------|
| 1. LM- Cypress Mill HOA | 1 × \$1,065.00 | \$1,065.00 |
| Monthly Lake Maintenance- 11 Waterways | | |
| Total | | \$1,065.00 |



Invoice

Steadfast Contractors Alliance, LLC

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

844-347-0702 | ar@steadfastalliance.com

| Date | Invoice # |
|----------|-----------|
| 9/1/2023 | SM-9832 |

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

Bill To

Home River Group
12906 Tampa Oaks Blvd Ste 100
Temple Terrace, FL 33627

Ship To

SM1038
Cypress Mills Amenity Center
880 Cypress Village Blvd
Ruskin, FL 33578

| P.O. No. | | W.O. No. | Account # | Cost Code | Terms | Project | |
|----------|--|----------|-----------|-----------|---------------|-------------------------------------|--|
| | | | | | Net 30 | SM1038 Cypress Mills Amenity Center | |
| Quantity | Description | | | Rate | Serviced Date | Amount | |
| | Landscape Maintenance @ Cypress Mills Amenity for the month dated on this invoice. | | | | | | |
| | | | | | | | |
| 1 | Core Landscape Maintenance | | | 1,700.00 | | 1,700.00 | |
| 1 | Water Management | | | 100.00 | | 100.00 | |
| 1 | Fertilization and Pesticide | | | 150.00 | | 150.00 | |
| | Subtotal | | | | | 1,950.00 | |
| | | | | | | | |

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 | \$1,950.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,950.00 |

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

| | |
|----------|-----------|
| Date | Invoice # |
| 9/2/2023 | 9634 |

| |
|--|
| Bill To |
| LEN Cypress Mill 4600 W. Cypress Suite 200 Tampa, FL. 33607 |

| | | |
|-----------|--------|---------|
| P.O. No. | Terms | Project |
| Sept 2023 | Net 30 | |

| Quantity | Description | Rate | Amount |
|------------------------------|---|--------------|------------|
| 1 | Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. | 1,875.00 | 1,875.00 |
| Thank you for your business. | | Total | \$1,875.00 |

| |
|----------------|
| Phone # |
| (727) 271-1395 |

CYPRESS MILL CDD

MEETING DATE: September 14 2023

DMS: GR

Em 091423

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|--------------------|-----------------------------------|-----------------|---------------------------|
| Kelly Evans | / | Salary Accepted | \$200 |
| Elissa Martin | / | Salary Accepted | \$200 |
| Jason Robare | / | Salary Accepted | \$200 |
| Anthony Seabrook | / | Salary Accepted | \$200 |
| Lori Campagna | / | Salary Accepted | \$200 |

CYPRESS MILL CDD

MEETING DATE: September 14 2023

DMS: GR

AS 091423

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|------------------|---------------------------|-----------------|-------------------|
| Kelly Evans | / | Salary Accepted | \$200 |
| Elissa Martin | / | Salary Accepted | \$200 |
| Jason Robare | / | Salary Accepted | \$200 |
| Anthony Seabrook | / | Salary Accepted | \$200 |
| Lori Campagna | / | Salary Accepted | \$200 |

Invoice 08/31/2023

| | | |
|--|---|---------------------|
| | | |
| | HomeRiver Group | 31-Aug-23 |
| | 12906 Tampa Oaks Blvd Suite 100 | |
| | Temple Terrace, FL 33637 | |
| | 813-600-5090 | |
| | Bill To: | |
| | Inframark | |
| | c/o Cypress Mill Clubhouse | |
| | 2005 Pan Am Circle Ste 300 | |
| | Tampa, Fl. 33607 | |
| | DESCRIPTION | AMOUNT |
| | August Onsite Clubhouse Payroll | \$ 8,110.20 |
| | Reimburse Payrol Tax & Admin Fee | \$ 2,453.84 |
| | Total | \$ 10,564.04 |
| | Please remit payment to: HomeRiver Group | |
| | Mail to: HomeRiver Group 12906 Tampa Oaks Blvd Suite 100, Temple Terrace, FL 33637 | |

CYPRESS MILL CDD

MEETING DATE: September 14 2023

DMS: GR

JR 091423

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|--------------------|-----------------------------------|-----------------|---------------------------|
| Kelly Evans | / | Salary Accepted | \$200 |
| Elissa Martin | / | Salary Accepted | \$200 |
| Jason Robare | / | Salary Accepted | \$200 |
| Anthony Seabrook | / | Salary Accepted | \$200 |
| Lori Campagna | / | Salary Accepted | \$200 |

CYPRESS MILL CDD

MEETING DATE: September 14 2023

DMS: GR

KE091423

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|--------------------|-----------------------------------|-----------------|---------------------------|
| Kelly Evans | / | Salary Accepted | \$200 |
| Elissa Martin | / | Salary Accepted | \$200 |
| Jason Robare | / | Salary Accepted | \$200 |
| Anthony Seabrook | / | Salary Accepted | \$200 |
| Lori Campagna | / | Salary Accepted | \$200 |

CYPRESS MILL CDD

MEETING DATE: September 14 2023

DMS: GR

LC 091423

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|--------------------|-----------------------------------|-----------------|---------------------------|
| Kelly Evans | / | Salary Accepted | \$200 |
| Elissa Martin | / | Salary Accepted | \$200 |
| Jason Robare | / | Salary Accepted | \$200 |
| Anthony Seabrook | / | Salary Accepted | \$200 |
| Lori Campagna | / | Salary Accepted | \$200 |

Mahoney Law Group, P.A.

2240 Belleair Rd
Clearwater, FL 33764 US

INVOICE

BILL TO
Cypress Mill CDD - Club Purchase

INVOICE 20864
DATE 09/12/2023
TERMS Net 15
DUE DATE 09/27/2023

| DATE | ACTIVITY | DESCRIPTION | AMOUNT |
|------------|-----------------|--|--------|
| 08/01/2023 | MJE | Correspondence with Brian Lamb regarding open items for close. | 73.00 |
| 08/02/2023 | MJE | Correspondence with Brian Lamb regarding amendment to PSA. | 73.00 |
| 08/03/2023 | RAI | Review agreement; prepare closing checklist. | 262.50 |
| 08/03/2023 | MJE | Prepare for and attend CDD status meeting; correspondence with Lennar's counsel regarding closing documents and open items for closing. | 328.50 |
| 08/04/2023 | JPM | Communications re: upcoming Club purchase. | 40.00 |
| 08/04/2023 | MJE | Review revised title and prepare comments on same; correspondence with all parties regarding closing date; review and revise closing checklist; begin review of closing documents | 474.50 |
| 08/07/2023 | MJE | Review of closing documents and prepare comments on same; begin revisions to Purchase Agreement; correspondence with Lennar's counsel regarding same. | 839.50 |
| 08/08/2023 | MJE | Review and revise closing documents; draft and send e-mail to CDD team regarding same. | 803.00 |
| 08/09/2023 | MJE | Review draft settlement agreement; correspondence with closing agent regarding same. | 219.00 |
| 08/10/2023 | MJE | Correspondence with Lennar's counsel and closing agent regarding closing statement; attend CDD meeting and execution of closing documents; correspondence with all parties regarding open items for closing. | 876.00 |
| 08/11/2023 | MJE | Correspondence with CDD team regarding executed closing documents and open items. | 109.50 |
| 08/14/2023 | JPM | Assist with closing of Club Purchase. | 40.00 |
| 08/14/2023 | MJE | Correspondence with Lennar's counsel and closing agent regarding open items and revised settlement statement. | 219.00 |
| 08/15/2023 | JPM | communications re: upcoming closing and closing documents. | 40.00 |
| 08/15/2023 | MJE | Draft escrow instruction letter; correspondence with Lennar's counsel regarding same. | 474.50 |
| 08/16/2023 | RAI | Communications with Ms. Burris regarding status of transaction. | 17.50 |
| 08/17/2023 | MJE | Revise escrow instruction letter; prepare marked title commitment; correspondence with closing agent regarding same; correspondence with all parties regarding open items for closing. | 401.50 |
| 08/17/2023 | Federal Express | Federal Express | 17.70 |

| | | | |
|-------------|-----------------|---|-------------------|
| 08/17/2023 | Federal Express | Federal Express | 17.78 |
| 08/18/2023 | RAI | Assist with closing. | 35.00 |
| 08/18/2023 | MJE | Draft and send e-mail to CDD team regarding closing proceeds and open items for closing; correspondence with closing agent regarding escrow instructions and closing mechanics. | 292.00 |
| 08/21/2023 | RAI | Assist with closing. | 35.00 |
| 08/21/2023 | MJE | Review closing documents and marked commitment; conduct and complete closing; correspondence with all parties regarding closing. | 438.00 |
| 08/22/2023 | RAI | Calendar post-closing deadlines. | 35.00 |
| | | | |
| SUBTOTAL | | | 6,161.48 |
| TAX | | | 0.00 |
| TOTAL | | | 6,161.48 |
| | | | |
| BALANCE DUE | | | \$6,161.48 |



CYPRESS MILL COMMUNITY DEVELOPMENT
7306 OZELLO TRAIL AVE, A
RUSKIN, FL 33573-0174

Statement Date: September 07, 2023

Amount Due: \$324.20

Due Date: September 28, 2023

Account #: 211029203471

Account Summary

Current Service Period: August 21, 2023 - August 31, 2023

Previous Amount Due \$0.00

Payment(s) Received Since Last Statement \$0.00

Current Month's Charges \$324.20

Amount Due by September 28, 2023 \$324.20

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



Scan here to view
your account online.

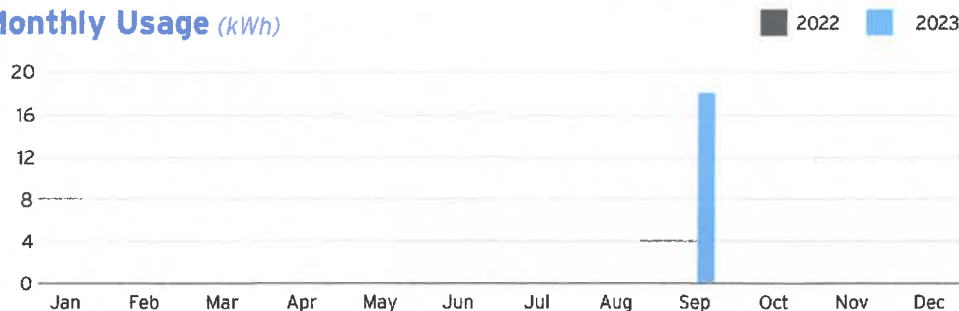
SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

SEP 11 2023

Account #: 211029203471

Due Date: September 28, 2023

Amount Due: \$324.20

Payment Amount: \$ _____

645211179551



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00003999 FTECO109072323033510 00000 03 01000000 17959 002

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

6452111795512110292034710000000324205



Service For:
7306 OZELLO TRAIL AVE
A, RUSKIN, FL 33573-0174

Account #: 211029203471
Statement Date: September 07, 2023
Charges Due: September 28, 2023

Meter Read

Service Period: Aug 21, 2023 - Aug 31, 2023

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000851313 | 08/31/2023 | 18 | | 0 | | 18 kWh | 1 | 11 Days |

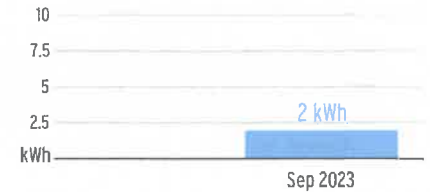
Charge Details

| | | | |
|--|-------------------------|--|----------------|
| | Electric Charges | | |
| Daily Basic Service Charge | 11 days @ \$0.75000 | | \$8.25 |
| Energy Charge | 18 kWh @ \$0.07990/kWh | | \$1.44 |
| Fuel Charge | 18 kWh @ \$0.05239/kWh | | \$0.94 |
| Storm Protection Charge | 18 kWh @ \$0.00400/kWh | | \$0.07 |
| Clean Energy Transition Mechanism | 18 kWh @ \$0.00427/kWh | | \$0.08 |
| Storm Surcharge | 18 kWh @ \$0.01061/kWh | | \$0.19 |
| Florida Gross Receipt Tax | | | \$0.28 |
| Electric Service Cost | | | \$11.25 |
| State Tax | | | \$0.95 |
| Total Electric Cost, Local Fees and Taxes | | | \$12.20 |

| | | | |
|-------------------------------------|-------------------------------|--|-----------------|
| | Other Fees and Charges | | |
| Electric Security Deposit | | | \$200.00 |
| Elec Connection Chrg Initial | | | \$112.00 |
| Total Other Fees and Charges | | | \$312.00 |

Total Current Month's Charges \$324.20

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

| | | | | | |
|--|---|--|---|--|---|
| | Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account. | | In-Person Find list of Payment Agents at TampaElectric.com | | Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111 |
| | Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged. | | Phone Toll Free: 866-689-6469 | | |

Contact Us

| | |
|--|--|
| Online: TampaElectric.com | Hearing Impaired/TTY: 7-1-1 |
| Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) | Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909 |

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: September 05, 2023

Amount Due: \$11,015.94

Due Date: September 19, 2023

Account #: 321000025825

DO NOT PAY. Your account will be drafted on September 19, 2023

Account Summary

| | |
|---|--------------------|
| Previous Amount Due | \$10,445.67 |
| Payment(s) Received Since Last Statement | -\$10,446.85 |
| Credit Balance After Payments and Credits | -\$1.18 |
| Current Month's Charges | \$11,017.12 |

Amount Due by September 19, 2023 **\$11,015.94**

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

Your Locations With The Highest Usage



15772 MILLER CREEK
DR, WELL, RUSKIN, FL
33573-0225

**2,366
KWH**



7215 CAMP ISLAND
AVE, WELL, SUN CITY
CENTER, FL 33573

**1,748
KWH**



Scan here to view
your account online.

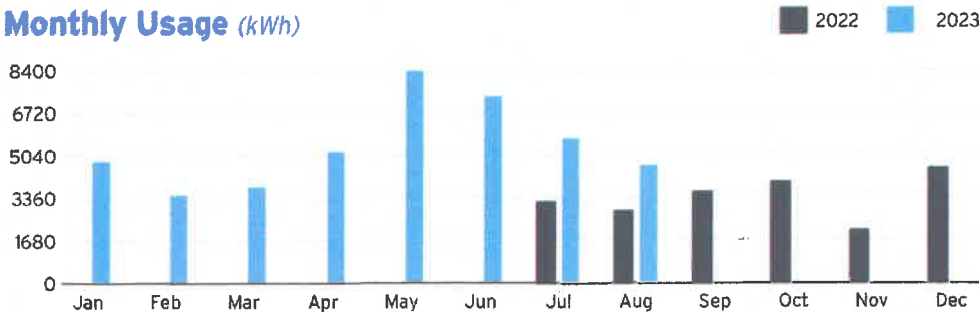


**DOWNED IS
DANGEROUS!**

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

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/Safety)
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccour](https://www.tecoaccour.com)

To ensure prompt credit, please return



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/Paperless) to enroll now.

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

Received

SEP 08 2023

Payment Amount: \$ _____

700500002645

Your account will be
drafted on September 19, 2023

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 211017895700

Amount: \$3,789.60

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

Sub-Account Number: 211018054091

Amount: \$1,125.62

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

Sub-Account Number: 211020388099

Amount: \$1,644.49

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

Sub-Account Number: 211022240322

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------|
| 1000842803 | 08/03/2023 | 15,029 | | 14,557 | | 472 kWh | 1 | 29 Days | \$103.57 |
| | | | | | | | | | ▼ 25.7% |

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

Sub-Account Number: 221006350658

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------|
| 1000506134 | 08/01/2023 | 60,391 | | 58,643 | | 1,748 kWh | 1 | 32 Days | \$295.64 |
| | | | | | | | | | ▼ 5.3% |

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000025825

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

Service Address: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225

Sub-Account Number: 221006361218

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--------------------|
| 1000578684 | 08/01/2023 | 45,529 | | 43,163 | | 2,366 kWh | 1 | 32 Days | \$391.44 |
| | | | | | | | | | <div>▼ 25.7%</div> |

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

Sub-Account Number: 221007463708

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|-------------------|
| 1000843927 | 08/03/2023 | 2,278 | | 2,220 | | 58 kWh | 1 | 29 Days | \$33.94 |
| | | | | | | | | | <div>▼ 1.7%</div> |

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

Sub-Account Number: 221007640941

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---------|
| 1000836071 | 08/01/2023 | 0 | | 0 | | 0 kWh | 1 | 32 Days | \$26.70 |

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

Sub-Account Number: 221007706890

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---------|
| 1000676801 | 08/01/2023 | 0 | | 0 | | 0 kWh | 1 | 32 Days | \$26.70 |

Service Address: CYPRESS MILLER CREEK PHIC2, LIGHTS, RUSKIN, FL 33573

Sub-Account Number: 221007832001

Amount: \$794.22

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

Sub-Account Number: 221008279970

Amount: \$2,758.50

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

Sub-Account Number: 221008607857

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---------|
| 1000861712 | 08/01/2023 | 0 | | 0 | | 0 kWh | 1 | 32 Days | \$26.70 |

Total Current Month's Charges

\$11,017.12



Sub-Account #: 211017895700
Statement Date: 08/30/2023

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

Service Period: 07/06/2023 - 08/03/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

| | | |
|-----------------------------------|--------------------------|-----------|
| Lighting Energy Charge | 1468 kWh @ \$0.03511/kWh | \$51.54 |
| Fixture & Maintenance Charge | 76 Fixtures | \$1253.55 |
| Lighting Pole / Wire | 76 Poles | \$2112.04 |
| Lighting Fuel Charge | 1468 kWh @ \$0.05169/kWh | \$75.88 |
| Storm Protection Charge | 1468 kWh @ \$0.01466/kWh | \$21.52 |
| Clean Energy Transition Mechanism | 1468 kWh @ \$0.00036/kWh | \$0.53 |
| Storm Surcharge | 1468 kWh @ \$0.00326/kWh | \$4.79 |
| Florida Gross Receipt Tax | | \$3.96 |
| State Tax | | \$265.79 |

Lighting Charges

\$3,789.60

Current Month's Electric Charges

\$3,789.60

Billing information continues on next page →



Sub-Account #: 211018054091
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 480 kWh @ \$0.03511/kWh | \$16.85 |
| Fixture & Maintenance Charge | 8 Fixtures | \$135.68 |
| Lighting Pole / Wire | 8 Poles | \$257.84 |
| Lighting Fuel Charge | 480 kWh @ \$0.05169/kWh | \$24.81 |
| Storm Protection Charge | 480 kWh @ \$0.01466/kWh | \$7.04 |
| Clean Energy Transition Mechanism | 480 kWh @ \$0.00036/kWh | \$0.17 |
| Storm Surcharge | 480 kWh @ \$0.00326/kWh | \$1.56 |
| Florida Gross Receipt Tax | | \$1.29 |
| State Tax | | \$33.88 |
| State Tax | | \$45.26 |

Lighting Charges

\$524.38

Current Month's Electric Charges

\$524.38

Billing information continues on next page →




Sub-Account #: 211018054091
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 32 days | | |
| Lighting Energy Charge | 247 kWh @ \$0.03511/kWh | \$8.67 |
| Fixture & Maintenance Charge | 13 Fixtures | \$212.16 |
| Lighting Pole / Wire | 13 Poles | \$361.27 |
| Lighting Fuel Charge | 247 kWh @ \$0.05169/kWh | \$12.77 |
| Storm Protection Charge | 247 kWh @ \$0.01466/kWh | \$3.62 |
| Clean Energy Transition Mechanism | 247 kWh @ \$0.00036/kWh | \$0.09 |
| Storm Surcharge | 247 kWh @ \$0.00326/kWh | \$0.81 |
| Florida Gross Receipt Tax | | \$0.67 |
| State Tax | | \$0.78 |
| State Tax | | \$0.40 |
| Lighting Charges | | \$601.24 |

Current Month's Electric Charges **\$601.24**

Billing information continues on next page →

00000031-000034-Page 6 of 16



Sub-Account #: 211020388099
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



00000031-0000335-Page 9 of 19



Electric Charges

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

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 589 kWh @ \$0.03511/kWh | \$20.68 |
| Fixture & Maintenance Charge | 31 Fixtures | \$505.92 |
| Lighting Pole / Wire | 31 Poles | \$861.49 |
| Lighting Fuel Charge | 589 kWh @ \$0.05169/kWh | \$30.45 |
| Storm Protection Charge | 589 kWh @ \$0.01466/kWh | \$8.63 |
| Clean Energy Transition Mechanism | 589 kWh @ \$0.00036/kWh | \$0.21 |
| Storm Surcharge | 589 kWh @ \$0.00326/kWh | \$1.92 |
| Florida Gross Receipt Tax | | \$1.59 |
| Franchise Fee | | \$93.72 |
| Municipal Public Service Tax | | \$4.04 |
| State Tax | | \$115.84 |

Lighting Charges **\$1,644.49**

Current Month's Electric Charges **\$1,644.49**

Billing information continues on next page →



Sub-Account #: 211022240322
Statement Date: 08/30/2023

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

Meter Read

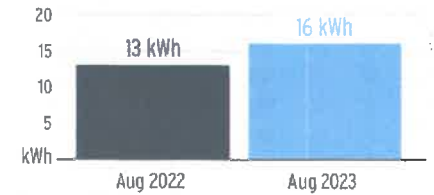
Service Period: 07/06/2023 - 08/03/2023

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000842803 | 08/03/2023 | 15,029 | | 14,557 | | 472 kWh | 1 | 29 Days |

Charge Details

Avg kWh Used Per Day



Electric Charges

| | | |
|--|-------------------------|-----------------|
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 472 kWh @ \$0.07990/kWh | \$37.71 |
| Fuel Charge | 472 kWh @ \$0.05239/kWh | \$24.73 |
| Storm Protection Charge | 472 kWh @ \$0.00400/kWh | \$1.89 |
| Clean Energy Transition Mechanism | 472 kWh @ \$0.00427/kWh | \$2.02 |
| Storm Surcharge | 472 kWh @ \$0.01061/kWh | \$5.01 |
| Florida Gross Receipt Tax | | \$2.39 |
| Electric Service Cost | | \$95.50 |
| State Tax | | \$8.07 |
| Total Electric Cost, Local Fees and Taxes | | \$103.57 |

Current Month's Electric Charges

\$103.57

Billing information continues on next page →



Sub-Account #: 221006350658
Statement Date: 08/30/2023

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


Meter Read

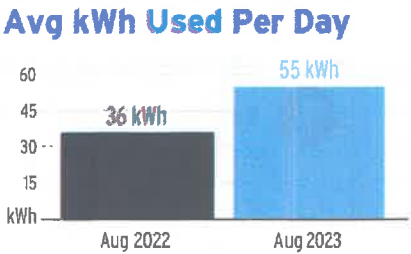


Service Period: 07/01/2023 - 08/01/2023 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000506134 | 08/01/2023 | 60,391 | 58,643 | 1,748 kWh | 1 | 32 Days |

Charge Details

| | | |
|---|---------------------------|-----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 32 days @ \$0.75000 | \$24.00 |
| Energy Charge | 1,748 kWh @ \$0.07990/kWh | \$139.67 |
| Fuel Charge | 1,748 kWh @ \$0.05239/kWh | \$91.58 |
| Storm Protection Charge | 1,748 kWh @ \$0.00400/kWh | \$6.99 |
| Clean Energy Transition Mechanism | 1,748 kWh @ \$0.00427/kWh | \$7.46 |
| Storm Surcharge | 1,748 kWh @ \$0.01061/kWh | \$18.55 |
| Florida Gross Receipt Tax | | \$7.39 |
| Electric Service Cost | | \$295.64 |



Current Month's Electric Charges \$295.64

Billing information continues on next page →



Sub-Account #: 221006361218
Statement Date: 08/30/2023

Service Address: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33573-0225

Meter Read

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000578684 | 08/01/2023 | 45,529 | | 43,163 | | 2,366 kWh | 1 | 32 Days |

Charge Details

Avg kWh Used Per Day



Electric Charges

| | | |
|-----------------------------------|---------------------------|----------|
| Daily Basic Service Charge | 32 days @ \$0.75000 | \$24.00 |
| Energy Charge | 2,366 kWh @ \$0.07990/kWh | \$189.04 |
| Fuel Charge | 2,366 kWh @ \$0.05239/kWh | \$123.95 |
| Storm Protection Charge | 2,366 kWh @ \$0.00400/kWh | \$9.46 |
| Clean Energy Transition Mechanism | 2,366 kWh @ \$0.00427/kWh | \$10.10 |
| Storm Surcharge | 2,366 kWh @ \$0.01061/kWh | \$25.10 |
| Florida Gross Receipt Tax | | \$9.79 |

Electric Service Cost

\$391.44

Current Month's Electric Charges

\$391.44

Billing information continues on next page →



Sub-Account #: 221007463708
Statement Date: 08/30/2023

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


Meter Read

Service Period: 07/06/2023 - 08/03/2023

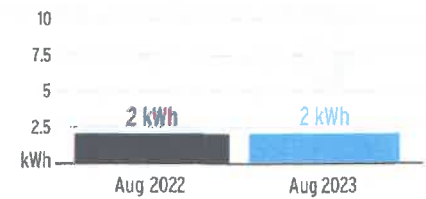
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000843927 | 08/03/2023 | 2,278 | 2,220 | 58 kWh | 1 | 29 Days |

Charge Details

| | | | |
|---|------------------------|--|----------------|
|  Electric Charges | | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | | \$21.75 |
| Energy Charge | 58 kWh @ \$0.07990/kWh | | \$4.63 |
| Fuel Charge | 58 kWh @ \$0.05239/kWh | | \$3.04 |
| Storm Protection Charge | 58 kWh @ \$0.00400/kWh | | \$0.23 |
| Clean Energy Transition Mechanism | 58 kWh @ \$0.00427/kWh | | \$0.25 |
| Storm Surcharge | 58 kWh @ \$0.01061/kWh | | \$0.62 |
| Florida Gross Receipt Tax | | | \$0.78 |
| Electric Service Cost | | | \$31.30 |
| State Tax | | | \$2.64 |
| Total Electric Cost, Local Fees and Taxes | | | \$33.94 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$33.94

Billing information continues on next page →



Sub-Account #: 221007640941
Statement Date: 08/30/2023

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

Meter Read

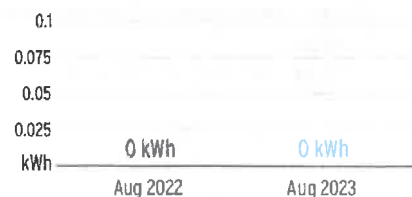
Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000836071 | 08/01/2023 | 0 | | 0 | | 0 kWh | 1 | 32 Days |

Charge Details

Avg kWh Used Per Day



Electric Charges

| | | |
|--|---------------------|----------------|
| Daily Basic Service Charge | 32 days @ \$0.75000 | \$24.00 |
| Florida Gross Receipt Tax | | \$0.62 |
| Electric Service Cost | | \$24.62 |
| State Tax | | \$2.08 |
| Total Electric Cost, Local Fees and Taxes | | \$26.70 |

Current Month's Electric Charges

\$26.70

Billing information continues on next page →



Sub-Account #: 221007706890
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/01/2023 - 08/01/2023

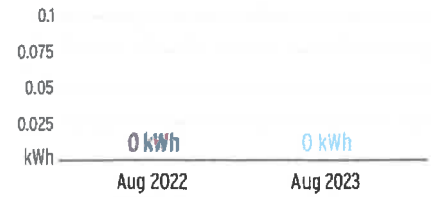
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000676801 | 08/01/2023 | 0 | | 0 | | 0 kWh | 1 | 32 Days |

Charge Details

| | | | |
|--|--|---------------------|----------------|
| | Electric Charges | | |
| | Daily Basic Service Charge | 32 days @ \$0.75000 | \$24.00 |
| | Florida Gross Receipt Tax | | \$0.62 |
| | Electric Service Cost | | \$24.62 |
| | State Tax | | \$2.08 |
| | Total Electric Cost, Local Fees and Taxes | | \$26.70 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.70

Billing information continues on next page →



Sub-Account #: 221007832001
Statement Date: 08/30/2023

Service Address: CYPRESS MILLER CREEK PHIC2, LIGHTS, RUSKIN, FL 33573

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 304 kWh @ \$0.03511/kWh | \$10.67 |
| Fixture & Maintenance Charge | 16 Fixtures | \$261.12 |
| Lighting Pole / Wire | 16 Poles | \$444.64 |
| Lighting Fuel Charge | 304 kWh @ \$0.05169/kWh | \$15.71 |
| Storm Protection Charge | 304 kWh @ \$0.01466/kWh | \$4.46 |
| Clean Energy Transition Mechanism | 304 kWh @ \$0.00036/kWh | \$0.11 |
| Storm Surcharge | 304 kWh @ \$0.00326/kWh | \$0.99 |
| Florida Gross Receipt Tax | | \$0.82 |
| State Tax | | \$55.70 |

Lighting Charges

\$794.22

Current Month's Electric Charges

\$794.22

Billing information continues on next page →



Sub-Account #: 221008279970
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service



Charge Details

| | | |
|---|-------------------------|-------------------|
| ⚡ Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 32 days | | |
| Lighting Energy Charge | 988 kWh @ \$0.03511/kWh | \$34.69 |
| Fixture & Maintenance Charge | 52 Fixtures | \$848.64 |
| Lighting Pole / Wire | 52 Poles | \$1445.08 |
| Lighting Fuel Charge | 988 kWh @ \$0.05169/kWh | \$51.07 |
| Storm Protection Charge | 988 kWh @ \$0.01466/kWh | \$14.48 |
| Clean Energy Transition Mechanism | 988 kWh @ \$0.00036/kWh | \$0.36 |
| Storm Surcharge | 988 kWh @ \$0.00326/kWh | \$3.22 |
| Florida Gross Receipt Tax | | \$2.66 |
| Franchise Fee | | \$157.21 |
| Municipal Public Service Tax | | \$6.78 |
| State Tax | | \$194.31 |
| Lighting Charges | | \$2,758.50 |

Current Month's Electric Charges **\$2,758.50**

Billing information continues on next page →

00000031-0000338-Page 17 of 18



Sub-Account #: 221008607857
Statement Date: 08/30/2023

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

Meter Read

Meter Location: IRR PUMP AND LAKE REFILL WELL

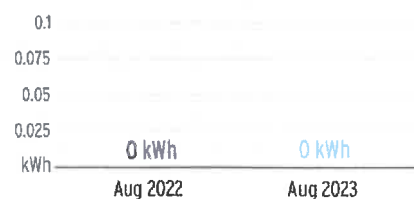
Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000861712 | 08/01/2023 | 0 | | 0 | | 0 kWh | 1 | 32 Days |

Charge Details

Avg kWh Used Per Day



Electric Charges

| | | |
|--|---------------------|----------------|
| Daily Basic Service Charge | 32 days @ \$0.75000 | \$24.00 |
| Florida Gross Receipt Tax | | \$0.62 |
| Electric Service Cost | | \$24.62 |
| State Tax | | \$2.08 |
| Total Electric Cost, Local Fees and Taxes | | \$26.70 |

Current Month's Electric Charges

\$26.70

Total Current Month's Charges

\$11,017.12



CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
CYPRESS MILLER CREEK PH 3, SOLAR
RUSKIN, FL 33573

Statement Date: September 07, 2023

Amount Due: \$2,901.03

Due Date: September 28, 2023

Account #: 221008949291

DO NOT PAY. Your account will be drafted on September 28, 2023

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

| | |
|--|-------------|
| Previous Amount Due | \$2,901.03 |
| Payment(s) Received Since Last Statement | -\$2,901.03 |

| | |
|-------------------------|------------|
| Current Month's Charges | \$2,901.03 |
|-------------------------|------------|

| | |
|----------------------------------|------------|
| Amount Due by September 28, 2023 | \$2,901.03 |
|----------------------------------|------------|

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



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

SEP 11 2023

Account #: 221008949291

Due Date: September 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,901.03

Payment Amount: \$ _____

639038368065

Your account will be
drafted on September 28, 2023

00004259 FTECO109072323033510 00000 03 01000000 18219 002

CYPRESS MILL COMMUNITY DEVELOPMENT
PH3-MILLER CREEK-KING CREEK SOLAR
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
CYPRESS MILLER CREEK PH 3
SOLAR, RUSKIN, FL 33573

Account #: 221008949291
Statement Date: September 07, 2023
Charges Due: September 28, 2023

Service Period: Aug 02, 2023 - Aug 31, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

| | |
|-----------------------------------|-------------------|
| Lighting Energy Charge | \$0.00 |
| Monthly Charge | \$2698.63 |
| Lighting Fuel Charge | \$0.00 |
| Storm Protection Charge | \$0.00 |
| Clean Energy Transition Mechanism | \$0.00 |
| Storm Surcharge | \$0.00 |
| Florida Gross Receipt Tax | \$0.00 |
| State Tax | \$202.40 |
| Lighting Charges | \$2,901.03 |

Total Current Month's Charges

\$2,901.03

Important Messages

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

00004259-0010176-Page 2 of 4

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

INVOICE

| | |
|------------------|---|
| Customer | Cypress Mill Community Development District |
| Acct # | 891 |
| Date | 09/25/2023 |
| Customer Service | Charisse Bitner |
| Page | 1 of 1 |

| Payment Information | |
|---------------------|---------------|
| Invoice Summary | \$ 12,391.00 |
| Payment Amount | |
| Payment for: | Invoice#20178 |
| 100123391 | |

Thank You

Please detach and return with payment



Customer: Cypress Mill Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---------|------------|--------------|--|-----------|
| 20178 | 10/01/2023 | Renew policy | Policy #100123391 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2023 | 12,391.00 |

Total

\$ 12,391.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/25/2023

Service Slip/Invoice

REPCO L&O PEST CONTROL
380 Douglas Rd E
Suite 2
Oldsmar, FL 34677-2947
813-854-5412

INVOICE: 203571
DATE: 9/14/2023
ORDER: 159959

Bill To: [108645]
HOME RIVER GROUP
CYPRESS MILL CREEK
15720 MILLER CREEK DR
SUN CITY CENTER, FL 33572

Work Location: [108645] 813-486-9034
HOME RIVER GROUP
CYPRESS MILL CREEK
15720 MILLER CREEK DR
SUN CITY CENTER, FL 33572

| Work Date | Time | Target Pest | Technician | | Time In |
|----------------|------------------|--------------|------------|--|----------|
| 9/14/2023 | 12:00 AM | | | | |
| Purchase Order | Terms | Last Service | Map Code | | Time Out |
| | DUE UPON RECIEPT | 9/14/2023 | | | |

| Service | Description | Price |
|---------|------------------------|----------------------------|
| QPC | QUARTERLY PEST CONTROL | \$120.00 |
| | | SUBTOTAL \$120.00 |
| | | TAX \$0.00 |
| | | AMT. PAID \$0.00 |
| | | TOTAL \$120.00 |
| | | AMOUNT DUE \$120.00 |

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

SECTOR 4 SECURITY

Keeping America Secure 

17206 White Mangrove Dr
Wimauma FL 33598
813 557 2231



INVOICE

DATE: September 11, 2023
Invoice # club-010-23
FOR: PROVIDING
SECURITY

Quote To: Chris Shelton

Lennar at Cypress Mill
HOA Club House
15720 Miller Creek Drive, Sun City Center
Florida 33573
704-493-3304

LICENSE NUMBER: B1800002

| SECURITY PERSONNEL | RATE | TOTAL | TOTAL2 |
|---|--------|----------|-------------|
| ONE SECURITY OFFICER SEPTEMBER 1 - SEPTEMBER 17 (4762.83 = \$158.76 X 17 DAY = (PLUS TWO ADDITIONAL DAYS) (09/01/23 - 09/17/23 \$1421.33/30 = \$47.37 PER DAY = \$805.29) | \$1.00 | 3,504.21 | \$ 3,504.21 |
| SUBTOTAL | | | \$3,504.21 |
| TAX RATE | | | 7.50% |
| SALES TAX | | | \$ 262.82 |
| OTHER | | | |
| TOTAL | | | \$ 3,767.03 |

****SECTOR 4 REQUIRES ALL MONTHLY PAYMENTS TO BE
MADE BY THE 1ST OF EACH MONTH****

****THERE IS A 5% PENALTY FOR ALL INVOICES PAID LATE****

LOOKING FORWARD TO PROVIDING YOUR SECURITY NEEDS



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

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/19/2023 | SM-9229 |

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

| Bill To |
|--|
| Cypress Mills CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 |

| 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 |
|----------|---|-----------|-----------|---------------|--------------------------------------|
| Jason | SM-E-2045 | | Annuals | Net 30 | SM1039 Cypress Mills CDD Maintenance |
| Quantity | Description | | Rate | Serviced Date | Amount |
| | Landscape Enhancement Service @ Cypress Mills CDD - Summer Seasonal Color Rotation. Price includes materials, labor, and dump fees. | | | 6/15/2023 | |
| 1,008 | Annuals - Seasonal Mix- 4" | | 2.25 | | 2,268.00 |
| 8 | Potting Soil - Bagged | | 25.00 | | 200.00 |

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 | \$2,468.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$2,468.00 |



Steadfast Contractors Alliance, LLC

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

Invoice

| Date | Invoice # |
|----------|-----------|
| 9/1/2023 | SM-9856 |

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

| Bill To |
|--|
| Cypress Mills CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 |

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

| P.O. No. | W.O. No. | Account # | Cost Code | Terms | Project |
|----------|--|-----------|-----------|---------------|--------------------------------------|
| | | | | Net 30 | SM1039 Cypress Mills CDD Maintenance |
| Quantity | Description | | Rate | Serviced Date | Amount |
| | Landscape Maintenance for the month of the date of this invoice. | | | | |
| 1 | Core Landscape Maintenance | | 13,810.00 | | 13,810.00 |
| 1 | Water Management | | 966.00 | | 966.00 |
| 1 | Fertilization and Pesticide | | 1,545.00 | | 1,545.00 |
| | Subtotal | | | | 16,321.00 |

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 | \$16,321.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$16,321.00 |



Steadfast Contractors Alliance, LLC

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

Invoice

| Date | Invoice # |
|-----------|-----------|
| 9/15/2023 | SM-9950 |

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

| Bill To |
|--|
| Cypress Mills CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 |

| 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-2138 | | Annuals | Net 30 | SM1039 Cypress Mills CDD Maintenance |
| Quantity | Description | | Rate | Serviced Date | Amount |
| | Landscape Enhancement Service @ Cypress Mills CDD - Fall annual rotation. Service Completed: 09/13/2023 | | | | |
| 1,008 | Seasonal Mix - 4" | | 2.75 | | 2,772.00 |
| 8 | Potting Soil - Bagged | | 25.00 | | 200.00 |
| 1 | Irrigation | | 125.00 | | 125.00 |

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

| | |
|--------------------|------------|
| Total | \$3,097.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$3,097.00 |



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

| Advertising Run Dates | | Advertiser Name | |
|-----------------------|----------------|------------------|--|
| 09/20/23 | | CYPRESS MILL CDD | |
| Billing Date | Sales Rep | Customer Account | |
| 09/20/2023 | Deirdre Bonett | 184333 | |
| Total Amount Due | | Ad Number | |
| \$514.00 | | 0000305491 | |

PAYMENT DUE UPON RECEIPT

| Start | Stop | Ad Number | Product | Placement | Description PO Number | Ins. | Size | Net Amount |
|----------|----------|------------|--------------|------------|--------------------------|------|--------|------------|
| 09/20/23 | 09/20/23 | 0000305491 | Times | Legals CLS | Meeting Schedule | 1 | 2x61 L | \$510.00 |
| 09/20/23 | 09/20/23 | 0000305491 | Tampabay.com | Legals CLS | Meeting Schedule | 1 | 2x61 L | \$0.00 |
| | | | | | AffidavitMaterial | | | \$4.00 |

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

| Advertising Run Dates | | Advertiser Name | |
|-----------------------|----------------|------------------|--|
| 09/20/23 | | CYPRESS MILL CDD | |
| Billing Date | Sales Rep | Customer Account | |
| 09/20/2023 | Deirdre Bonett | 184333 | |
| Total Amount Due | | Ad Number | |
| \$514.00 | | 0000305491 | |

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

CYPRESS MILL CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/20/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2024
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Mill Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024 to be held at the office of Inframark, LLC located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607 on the following dates and time:

| | | |
|-----------|----------|----------|
| October | 12, 2023 | 9:30 A.M |
| November | 09, 2023 | 9:30 A.M |
| December | 14, 2023 | 9:30 A.M |
| January | 11, 2024 | 9:30 A.M |
| February | 08, 2024 | 9:30 A.M |
| March | 14, 2024 | 9:30 A.M |
| April | 11, 2024 | 9:30 A.M |
| May | 09, 2024 | 9:30 A.M |
| June | 13, 2024 | 9:30 A.M |
| July | 11, 2024 | 9:30 A.M |
| August | 08, 2024 | 9:30 A.M |
| September | 12, 2024 | 9:30 A.M |

There may be occasions when one or more Supervisors will participate by telephone. There will be a speaker telephone at the above location so interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

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

Suppose any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings. In that case, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Gene Roberts
District Manager

Run Date: September 20, 2023

0000305491

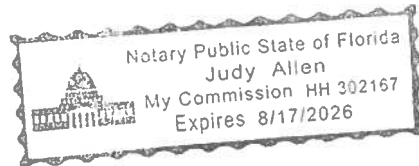
Signature Affiant

Sworn to and subscribed before me this **09/20/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:



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

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

| | | | | | SERIES 2018 | SERIES 2020 | SERIES 2023 | | | | |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|--------------|-------------------|-------------------|----------------------|----------------------|-------------|----------------------|
| | GENERAL | SERIES 2018 | SERIES 2020 | SERIES 2023 | CAPITAL | CAPITAL | CAPITAL | GENERAL | GENERAL | | |
| ACCOUNT DESCRIPTION | FUND | DEBT SERVICE | DEBT SERVICE | DEBT SERVICE | PROJECTS | PROJECTS | PROJECT | FIXED ASSETS | LONG-TERM | | TOTAL |
| | | FUND | FUND | FUND | FUND | FUND | FUNDS | FUND | DEBT FUND | | |
| <u>ASSETS</u> | | | | | | | | | | | |
| Cash - Operating Account | \$ 148,364 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 148,364 |
| Accounts Receivable - Other | 14,230 | - | - | - | - | - | - | - | - | - | 14,230 |
| Due From Developer | 8,498 | - | - | - | - | - | - | - | - | - | 8,498 |
| Due From Other Funds | - | 4,392 | - | - | 98 | 589,919 | - | - | - | - | 594,409 |
| Investments: | | | | | | | | | | | |
| Acquisition & Construction Account | - | - | - | - | - | - | 13,394 | - | - | - | 13,394 |
| Construction Fund | - | - | - | - | - | - | 250,000 | - | - | - | 250,000 |
| Cost of Issuance Fund | - | - | - | - | - | - | 25,500 | - | - | - | 25,500 |
| Interest Account | - | 24 | - | 65,885 | - | - | - | - | - | - | 65,909 |
| Operations & Maintenance A-1 | - | - | - | - | - | - | 150,900 | - | - | - | 150,900 |
| Prepayment Account | - | 99 | 4,800 | - | - | - | - | - | - | - | 4,899 |
| Reserve Fund | - | 138,969 | 258,250 | 210,625 | - | - | - | - | - | - | 607,844 |
| Revenue Fund | - | 407,953 | 279,174 | - | - | - | - | - | - | - | 687,127 |
| Sinking fund | - | 14 | - | - | - | - | - | - | - | - | 14 |
| Prepaid Insurance | 12,391 | - | - | - | - | - | - | - | - | - | 12,391 |
| Deposits | 8,378 | - | - | - | - | - | - | - | - | - | 8,378 |
| Fixed Assets | | | | | | | | | | | |
| Construction Work In Process | - | - | - | - | - | - | - | 16,066,939 | - | - | 16,066,939 |
| Amount Avail In Debt Services | - | - | - | - | - | - | - | - | 730,440 | - | 730,440 |
| Amount To Be Provided | - | - | - | - | - | - | - | - | 22,929,560 | - | 22,929,560 |
| TOTAL ASSETS | \$ 191,861 | \$ 551,451 | \$ 542,224 | \$ 276,510 | \$ 98 | \$ 589,919 | \$ 439,794 | \$ 16,066,939 | \$ 23,660,000 | \$ - | \$ 42,318,796 |
| <u>LIABILITIES</u> | | | | | | | | | | | |
| Accounts Payable | \$ 27,653 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 27,653 |
| Accounts Payable - Other | 8,100 | - | - | - | - | - | - | - | - | - | 8,100 |
| Deposits | 76 | - | - | - | - | - | - | - | - | - | 76 |
| Deferred Revenue | 8,498 | - | - | - | - | - | - | - | - | - | 8,498 |
| Bonds Payable | - | - | - | - | - | - | - | - | 17,080,000 | - | 17,080,000 |
| Bonds Payable - Series 2023 | - | - | - | - | - | - | - | - | 6,580,000 | - | 6,580,000 |
| Due To Other Funds | 6,938 | - | 587,471 | - | - | - | - | - | - | - | 594,409 |
| TOTAL LIABILITIES | 51,265 | - | 587,471 | - | - | - | - | - | 23,660,000 | - | 24,298,736 |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

| | | SERIES 2018 | SERIES 2020 | SERIES 2023 | SERIES 2018 | SERIES 2020 | SERIES 2023 | | | |
|--|-------------------|-------------------|-------------------|-------------------|--------------|-------------------|-------------------|----------------------|----------------------|----------------------|
| | GENERAL | DEBT SERVICE | DEBT SERVICE | DEBT SERVICE | CAPITAL | CAPITAL | CAPITAL | GENERAL | GENERAL | |
| ACCOUNT DESCRIPTION | FUND | FUND | FUND | FUND | PROJECTS | PROJECTS | PROJECT | FIXED ASSETS | LONG-TERM | TOTAL |
| FUND BALANCES | | | | | | | | | | |
| Nonspendable: | | | | | | | | | | |
| Prepaid Insurance | 12,391 | - | - | - | - | - | - | - | - | 12,391 |
| Restricted for: | | | | | | | | | | |
| Debt Service | - | 551,451 | - | 276,510 | - | - | - | - | - | 827,961 |
| Capital Projects | - | - | - | - | 98 | 589,919 | 439,794 | - | - | 1,029,811 |
| Unassigned: | 128,205 | - | (45,247) | - | - | - | - | 16,066,939 | - | 16,149,897 |
| TOTAL FUND BALANCES | 140,596 | 551,451 | (45,247) | 276,510 | 98 | 589,919 | 439,794 | 16,066,939 | - | 18,020,060 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 191,861 | \$ 551,451 | \$ 542,224 | \$ 276,510 | \$ 98 | \$ 589,919 | \$ 439,794 | \$ 16,066,939 | \$ 23,660,000 | \$ 42,318,796 |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--------------------------------|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Special Assmnts- Tax Collector | \$ 637,601 | \$ 642,285 | \$ 4,684 | 100.73% |
| Other Miscellaneous Revenues | - | 1,645 | 1,645 | 0.00% |
| TOTAL REVENUES | 637,601 | 643,930 | 6,329 | 100.99% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | 12,000 | 10,800 | 1,200 | 90.00% |
| ProfServ-Trustee Fees | 12,300 | 4,041 | 8,259 | 32.85% |
| Disclosure Report | 12,600 | 15,000 | (2,400) | 119.05% |
| District Counsel | 7,500 | 33,340 | (25,840) | 444.53% |
| District Engineer | 5,000 | 438 | 4,562 | 8.76% |
| District Manager | 40,000 | 40,000 | - | 100.00% |
| Accounting Services | 9,000 | 6,750 | 2,250 | 75.00% |
| Auditing Services | 8,100 | 8,100 | - | 100.00% |
| Postage, Phone, Faxes, Copies | 2,500 | 2,019 | 481 | 80.76% |
| Public Officials Insurance | 3,007 | 2,694 | 313 | 89.59% |
| Legal Advertising | 2,000 | 9,858 | (7,858) | 492.90% |
| Bank Fees | 300 | 36 | 264 | 12.00% |
| ADA Vendor | 1,500 | 1,500 | - | 100.00% |
| Misc-Web Hosting | 600 | - | 600 | 0.00% |
| Website Administration | 1,800 | 1,800 | - | 100.00% |
| Office Supplies | 200 | - | 200 | 0.00% |
| Dues, Licenses, Subscriptions | 575 | 175 | 400 | 30.43% |
| Total Administration | 118,982 | 136,551 | (17,569) | 114.77% |
| <u>Utility Services</u> | | | | |
| Utility - Electric | 135,200 | 126,929 | 8,271 | 93.88% |
| Total Utility Services | 135,200 | 126,929 | 8,271 | 93.88% |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>Other Physical Environment</u> | | | | |
| Waterway Management | 13,419 | 17,360 | (3,941) | 129.37% |
| Insurance -Property & Casualty | 12,000 | 7,626 | 4,374 | 63.55% |
| R&M-Mulch | 36,000 | 20,250 | 15,750 | 56.25% |
| Landscape Maintenance | 200,000 | 176,792 | 23,208 | 88.40% |
| R&M-Hardscape Cleaning | 2,500 | 520 | 1,980 | 20.80% |
| Plant Replacement Program | 25,000 | 10,698 | 14,302 | 42.79% |
| Landscape- Storm Clean Up & Tree Removal | - | 23,242 | (23,242) | 0.00% |
| Miscellaneous Maintenance | 7,500 | 13,445 | (5,945) | 179.27% |
| Irrigation Maintenance | 20,000 | 5,726 | 14,274 | 28.63% |
| Total Other Physical Environment | 316,419 | 275,659 | 40,760 | 87.12% |
| <u>Maintenance: Other</u> | | | | |
| Holiday Decoration | 5,000 | 5,000 | - | 100.00% |
| Capital Reserve | 50,000 | 5,000 | 45,000 | 10.00% |
| Total Maintenance: Other | 55,000 | 10,000 | 45,000 | 18.18% |
| <u>Road and Street Facilities</u> | | | | |
| Sidewalk & Pavement Repair | 2,000 | - | 2,000 | 0.00% |
| Total Road and Street Facilities | 2,000 | - | 2,000 | 0.00% |
| <u>Parks and Recreation</u> | | | | |
| Park Facility Management | 10,000 | 31,598 | (21,598) | 315.98% |
| Total Parks and Recreation | 10,000 | 31,598 | (21,598) | 315.98% |
| TOTAL EXPENDITURES | 637,601 | 580,737 | 56,864 | 91.08% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 63,193 | 63,193 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 77,403 | | |
| FUND BALANCE, ENDING | | \$ 140,596 | | |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 25,955 | \$ 25,955 | 0.00% |
| Special Assmnts- Tax Collector | - | 563,192 | 563,192 | 0.00% |
| TOTAL REVENUES | - | 589,147 | 589,147 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | - | 155,000 | (155,000) | 0.00% |
| Interest Expense | - | 393,575 | (393,575) | 0.00% |
| Total Debt Service | - | 548,575 | (548,575) | 0.00% |
| TOTAL EXPENDITURES | - | 548,575 | (548,575) | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 40,572 | 40,572 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 510,879 | | |
| FUND BALANCE, ENDING | | \$ 551,451 | | |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2020 Debt Service Fund (201)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 31,260 | \$ 31,260 | 0.00% |
| Special Assmnts- Tax Collector | - | 519,728 | 519,728 | 0.00% |
| TOTAL REVENUES | - | 550,988 | 550,988 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | - | 190,000 | (190,000) | 0.00% |
| Principal Prepayments | - | 600,000 | (600,000) | 0.00% |
| Interest Expense | - | 334,216 | (334,216) | 0.00% |
| Total Debt Service | - | 1,124,216 | (1,124,216) | 0.00% |
| TOTAL EXPENDITURES | - | 1,124,216 | (1,124,216) | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (573,228) | (573,228) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 527,981 | | |
| FUND BALANCE, ENDING | | \$ (45,247) | | |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2023 Debt Service Fund (202)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|--------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| TOTAL REVENUES | - | - | - | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | - | - | 0.00% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Interfund Transfer - In | - | 276,510 | 276,510 | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | 276,510 | 276,510 | 0.00% |
| Net change in fund balance | <u>\$ -</u> | <u>\$ 276,510</u> | <u>\$ 276,510</u> | <u>0.00%</u> |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | - | | |
| FUND BALANCE, ENDING | | <u>\$ 276,510</u> | | |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 3 | \$ 3 | 0.00% |
| TOTAL REVENUES | - | 3 | 3 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 3 | 3 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 95 | | |
| FUND BALANCE, ENDING | | \$ 98 | | |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2020 Capital Projects Fund (301)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 12,864 | \$ 12,864 | 0.00% |
| TOTAL REVENUES | - | 12,864 | 12,864 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 12,864 | 12,864 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 577,055 | | |
| FUND BALANCE, ENDING | | \$ 589,919 | | |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2023 Capital Project Funds (302)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| TOTAL REVENUES | - | - | - | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| ProfServ-Trustee Fees | - | 5,950 | (5,950) | 0.00% |
| Bond Counsel | - | 116,000 | (116,000) | 0.00% |
| District Counsel | - | 45,000 | (45,000) | 0.00% |
| District Manager | - | 37,500 | (37,500) | 0.00% |
| Postage, Phone, Faxes, Copies | - | 1,750 | (1,750) | 0.00% |
| Total Administration | - | 206,200 | (206,200) | 0.00% |
| <u>Construction In Progress</u> | | | | |
| Construction in Progress | - | 5,506,606 | (5,506,606) | 0.00% |
| Total Construction In Progress | - | 5,506,606 | (5,506,606) | 0.00% |
| <u>Debt Service</u> | | | | |
| Bond Discount | - | 19,290 | (19,290) | 0.00% |
| Underwriters Discount | - | 131,600 | (131,600) | 0.00% |
| Total Debt Service | - | 150,890 | (150,890) | 0.00% |
| TOTAL EXPENDITURES | - | 5,863,696 | (5,863,696) | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (5,863,696) | (5,863,696) | 0.00% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Interfund Transfer - In | - | 6,303,490 | 6,303,490 | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | 6,303,490 | 6,303,490 | 0.00% |
| Net change in fund balance | \$ - | \$ 439,794 | \$ 439,794 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | - | | |
| FUND BALANCE, ENDING | | \$ 439,794 | | |

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|-----------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| TOTAL REVENUES | - | - | - | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | - | - | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 16,066,939 | | |
| FUND BALANCE, ENDING | | <u>\$ 16,066,939</u> | | |

CYPRESS MILL CDD

Bank Reconciliation

| | | |
|------------------|-----------|-----------------------|
| Bank Account No. | 8876 | TRUIST - GF Operating |
| Statement No. | 09-23 | |
| Statement Date | 9/30/2023 | |

| | | | |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY) | 148,363.68 | Statement Balance | 157,267.78 |
| G/L Balance | 148,363.68 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 157,267.78 |
| Subtotal | 148,363.68 | Outstanding Checks | 8,904.10 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 148,363.68 | Ending Balance | 148,363.68 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|--------------------------------|------------------|----------------|------------|
| Checks | | | | | | |
| 8/17/2023 | Payment | 1604 | HAROLD ANTHONY SEABROOK | 200.00 | 200.00 | 0.00 |
| 9/1/2023 | Payment | 1610 | INFRAMARK LLC | 4,758.37 | 4,758.37 | 0.00 |
| 9/1/2023 | Payment | 1611 | NEPTUNE MULTI SERVICES LLC | 520.00 | 520.00 | 0.00 |
| 9/1/2023 | | JE000275 | Reverse LANDSCAPE OCTOBER 2022 | 15,146.00 | 15,146.00 | 0.00 |
| 9/5/2023 | Payment | 1612 | JNJ CLEANING SERVICES | 105.00 | 105.00 | 0.00 |
| 9/5/2023 | Payment | 1613 | MAHONEY LAW GROUP PA. | 12,664.18 | 12,664.18 | 0.00 |
| 9/5/2023 | Payment | 1614 | STRALEY ROBIN VERICKER | 2,021.50 | 2,021.50 | 0.00 |
| 9/14/2023 | Payment | 1615 | HOMERIVER GROUP | 10,564.04 | 10,564.04 | 0.00 |
| 9/14/2023 | Payment | 1617 | JNJ CLEANING SERVICES | 1,810.00 | 1,810.00 | 0.00 |
| 9/14/2023 | Payment | 1618 | SITEX AQUATICS LLC | 1,065.00 | 1,065.00 | 0.00 |
| 9/14/2023 | Payment | 1619 | STEADFAST CONTRACTORS ALLIANCE | 18,271.00 | 18,271.00 | 0.00 |
| 9/14/2023 | Payment | 1620 | SUNCOAST POOL SERVICE | 1,875.00 | 1,875.00 | 0.00 |
| 9/20/2023 | Payment | DD122 | Payment of Invoice 000593 | 11,015.94 | 11,015.94 | 0.00 |
| 9/21/2023 | Payment | 1621 | ELISSA MARTIN | 200.00 | 200.00 | 0.00 |
| 9/21/2023 | Payment | 1622 | HAROLD ANTHONY SEABROOK | 200.00 | 200.00 | 0.00 |
| 9/21/2023 | Payment | 1623 | JASON ROBARE | 200.00 | 200.00 | 0.00 |
| 9/21/2023 | Payment | 1624 | KELLY ANN EVANS | 200.00 | 200.00 | 0.00 |
| 9/21/2023 | Payment | 1625 | LORI A. CAMPAGNA | 200.00 | 200.00 | 0.00 |
| 9/21/2023 | Payment | 1626 | MAHONEY LAW GROUP PA. | 6,161.48 | 6,161.48 | 0.00 |
| 9/21/2023 | Payment | 1628 | STEADFAST CONTRACTORS ALLIANCE | 5,565.00 | 5,565.00 | 0.00 |
| 9/28/2023 | Payment | DD123 | Payment of Invoice 000606 | 2,901.03 | 2,901.03 | 0.00 |
| 9/28/2023 | Payment | DD124 | Payment of Invoice 000607 | 323.25 | 323.25 | 0.00 |
| Total Checks | | | | 95,966.79 | 95,966.79 | 0.00 |
| Deposits | | | | | | |
| 9/1/2023 | | JE000274 | Void LANDSCAPE OCTOBER 2022 | G/L Ac 15,146.00 | 15,146.00 | 0.00 |
| 9/14/2023 | | JE000225 | MO##### - Key | G/L Ac 25.00 | 25.00 | 0.00 |
| 9/14/2023 | | JE000226 | MO##### - Key | G/L Ac 25.00 | 25.00 | 0.00 |
| 9/14/2023 | | JE000227 | MO##### - Key | G/L Ac 25.00 | 25.00 | 0.00 |
| 9/14/2023 | | JE000228 | MO#561417795##### - Key | G/L Ac 25.00 | 25.00 | 0.00 |
| 9/14/2023 | | JE000229 | MO##### - Key | G/L Ac 25.00 | 25.00 | 0.00 |
| 9/14/2023 | | JE000230 | MO##### - Key | G/L Ac 25.00 | 25.00 | 0.00 |
| 9/14/2023 | | JE000231 | MO##### - Key | G/L Ac 25.00 | 25.00 | 0.00 |

CYPRESS MILL CDD

Bank Reconciliation

| Posting Date | Document Type | Document No. | Description | | Amount | Cleared Amount | Difference |
|--------------------------------------|---------------|--------------|--------------------------|--------|-----------------|----------------|-----------------|
| 9/14/2023 | | JE000232 | MO##### - Key | G/L Ac | 25.00 | 25.00 | 0.00 |
| 9/14/2023 | | JE000233 | MO#456980380##### - Key | G/L Ac | 25.00 | 25.00 | 0.00 |
| 9/14/2023 | | JE000234 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| 9/14/2023 | | JE000235 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| 9/14/2023 | | JE000236 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| 9/14/2023 | | JE000237 | MO##### - Clubhouse | G/L Ac | 120.00 | 120.00 | 0.00 |
| 9/14/2023 | | JE000238 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| 9/14/2023 | | JE000239 | MO##### - Clubhouse | G/L Ac | 50.00 | 50.00 | 0.00 |
| 9/14/2023 | | JE000240 | MO##### - Clubhouse | G/L Ac | 50.00 | 50.00 | 0.00 |
| 9/14/2023 | | JE000241 | MO##### - Clubhouse | G/L Ac | 75.00 | 75.00 | 0.00 |
| 9/14/2023 | | JE000242 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| 9/14/2023 | | JE000243 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| 9/14/2023 | | JE000244 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| 9/14/2023 | | JE000245 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| 9/14/2023 | | JE000246 | MO##### - Clubhouse | G/L Ac | 125.00 | 125.00 | 0.00 |
| Total Deposits | | | | | 16,791.00 | 16,791.00 | 0.00 |
| Outstanding Checks | | | | | | | |
| 9/14/2023 | Payment | 1616 | INFRAMARK LLC | | 4,745.83 | 0.00 | 4,745.83 |
| 9/21/2023 | Payment | 1627 | SECTOR 4 SECURITY | | 3,504.21 | 0.00 | 3,504.21 |
| 9/28/2023 | Payment | 1629 | INFRAMARK LLC | | 35.06 | 0.00 | 35.06 |
| 9/28/2023 | Payment | 1630 | JNJ CLEANING SERVICES | | 105.00 | 0.00 | 105.00 |
| 9/28/2023 | Payment | 1632 | TIMES PUBLISHING COMPANY | | 514.00 | 0.00 | 514.00 |
| Total Outstanding Checks..... | | | | | 8,904.10 | | 8,904.10 |