

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
AUGUST 08, 2019**

CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 08, 2019
9:30 A.M.

The offices of Lennar Homes
Located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607

District Board of Supervisors	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Ben Gainer
	Supervisor	Becky Wilson
	Supervisor	Craig Wiggins
District Manager	Meritus	Brian Lamb
		Brian Howell
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Clearview Land Design	Chris O’Kelley

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

The meeting will begin at **9:30 a.m.** The regular meeting will follow and begin with the fourth section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

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

Agendas can be reviewed by contacting the Manager’s office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

August 08, 2019

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Regular Meeting of Cypress Mill Community Development District will be held on **August 08, 2019 at 9:30 a.m.** at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Landscape Maintenance
 - B. Consideration of Resolution 2019-06; Re-Designating Officers.....Tab 01
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing, Audit & Regular Meeting July 11, 2019 Tab 02
 - B. Consideration of Operation and Maintenance Expenditures June 2019 Tab 03
 - C. Review of Financial Statements Month Ending June 30, 2019 Tab 04
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 05
 - a. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTES**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

RESOLUTION 2019-06

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

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

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

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

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

<u>Kelly Evans</u>	Chairman
<u>Laura Coffey</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Gene Roberts</u>	Assistant Secretary
<u>Nicole Hicks</u>	Assistant Secretary
<u>Ben Gainer</u>	Assistant Secretary
<u>Becky Wilson</u>	Assistant Secretary
<u>Craig Wiggins</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 8th DAY OF AUGUST, 2019.

ATTEST:

**CYPRESS MILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

July 11, 2019 Minutes of Public Hearing, Audit Committee Meeting, and Regular Meeting

Minutes of the Regular Meeting

The Public Hearing, Audit Committee Meeting, and Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, July 11, 2019 at 9:30 a.m.** at The Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Public Hearing, Audit Committee Meeting, and Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, July 11, 2019 at 9:30 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Ben Gainer	Supervisor
Becky Wilson	Supervisor

Staff Members Present:

Nicole Hicks	Merit
Gene Roberts	Merit
Eric Davidson	Merit

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Ms. Hicks directed the Board to recess to the Public Hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET

A. Open the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Staff Presentations

Ms. Hicks went over the resolution and budget line items with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget

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

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

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

B. Staff Presentations

Ms. Hicks went over resolution with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-04; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

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

123 **6. RECESS TO AUDIT COMMITTEE MEETING**

124
125 Ms. Hicks directed the Board to recess to the Audit Committee Meeting.
126
127

128 **7. AUDIT COMMITTEE MEETING**

129 **A. Call to Order**

130
131 Ms. Hicks called the Audit Committee meeting to order.
132

MOTION TO:	Have the Board serve as the Audit Committee.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

139
140 **B. Appoint Chairman**

141
142 The Board discussed appointing a meeting chair.
143

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

150
151 **C. Selection of Criteria for Evaluation of Proposals**

152
153 Ms. Hicks went over the typical criteria for evaluation of proposals: ability of personnel,
154 proposer's experience, understanding of the scope of work, ability to furnish the required
155 services, and price. The Board agreed on this criteria.
156

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

D. Determine Date, Time and Location RFP Required

i. Consider Notice of Request for Proposals for Audit Services

E. Consider Sending RFP to Interested Firms

F. Determine Date of Next Committee Meeting

The Board discussed and would like to have the meeting at their scheduled September Board meeting.

MOTION TO:	Have the Audit Committee meeting at the scheduled September Board meeting.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

The Board discussed requesting proposals for audit services.

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

The Board discussed sending the RFP.

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

8. RETURN AND PROCEED TO REGULAR MEETING

Ms. Hicks directed the Board to return and proceed to the regular meeting.

9. BUSINESS ITEMS

A. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule

Ms. Hicks went over the resolution and meeting schedule with the Board.

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. General Matters of the District

10. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting May 9, 2019

The Board reviewed the minutes.

MOTION TO:	Approve the May 9, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration Operations and Maintenance Expenditures April 2019

The Board reviewed the April 2019 O&Ms.

MOTION TO:	Approve the April 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures May 2019

The Board reviewed the May 2019 O&Ms.

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending May 31, 2019

The Board reviewed and accepted the financials.

11. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Community Inspection Report

The Board reviewed the community inspection report. Mr. Roberts said the trees have been re-staked. The ponds are looking better, and the annuals are being redone in the front.

The Board discussed new areas coming online and adding an addendum to the contract. The ponds will also need to be added to the contract with an addendum.

12. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments at this time.

13. PUBLIC COMMENTS

There were no public comments.

14. ADJOURNMENT

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

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

Title:

☐ **Chairman**
☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	24234	\$ 5,254.94		Landscape Maintenance - Entrance - May
Field Stone	24235	2,425.42		Landscape Maintenance - Ponds - May
Field Stone	245	7,680.36	\$ 15,360.72	Landscape Maintenance - June
Meritus Districts	9110	3,169.29		Management Services - June
Sitex Aquatics	2971A	1,065.00		Lake Maintenance - June
Monthly Contract Sub-Total		\$ 19,595.01		
Variable Contract				
Straley Robin Vericker	17105	\$ 335.50		Professional Services - General - thru 05/15/19
Variable Contract Sub-Total		\$ 335.50		
Utilities				
Tampa Electric	221006157525 060619	\$ 29.16		Electric Service - thru 06/03/19
Tampa Electric	221006192399 061019	44.49		Electric Service - thru 06/05/19
Tampa Electric	221006350658 061019	-40.01		Electric Service - thru 06/03/19
Tampa Electric	221006361218 060619	160.54	\$ 194.18	Electric Service - thru 06/03/19
Utilities Sub-Total		\$ 194.18		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Field Stone	22784	\$ 3,683.61		Time & Material Maintenance Services - December
Field Stone	24115	430.00		Irrigation Repairs - 04/24/19
Field Stone	24361	273.00	\$ 4,386.61	Repair Leaks - 05/14/19

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 4,386.61		
TOTAL:		\$ 24,511.30		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



4801 122nd Avenue N
Clearwater, FL 33762
Tel 727-822-7866
Fax 727-269-5490

Invoice		
Purchase Order	Invoice #	Date
	24234	5/1/2019
Job	Job #	Terms
Cypress Mill Entrance-2018	24605	

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

Description	Amount
MAY LANDSCAPE MAINTENANCE	5,254.94
Total	\$5,254.94

539w
Bv 4604

REVIEWEDdthomas 6/17/2019



4801 122nd Avenue N
Clearwater, FL 33762
Tel 727-822-7866
Fax 727-269-5490

Invoice		
Purchase Order	Invoice #	Date
	24235	5/1/2019
Job	Job #	Terms
Cypress Mill Ponds-2018	24606	

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

Description	Amount
MAY LANDSCAPE MAINTENANCE	2,425.42
Total	\$2,425.42

BS
3900
J 4604

REVIEWEDdtomas 6/17/2019



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 245

Date	PO#
06/01/19	
SalesRep	Terms
Chris Labenz	Net 30

Bill To
Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Cypress Mill 15720 Miller Creek Dr Ruskin, FL 33573

Item	Qty / UOM	Rate	Ext. Price	Amount
#52 - 2019 Maintenance Contract June 2019			\$7,680.36	\$7,680.36
			Sales Tax	\$0.00
			Grand Total	\$7,680.36

4604 53900



REVIEWEDdthomas 6/20/2019

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9110
Invoice Date: Jun 1, 2019
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Cypress Mill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		3,166.66
		Postage - April		2.63

Subtotal	3,169.29
Sales Tax	
Total Invoice Amount	3,169.29
Payment/Credit Applied	
TOTAL	3,169.29

REVIEWED Thomas 6/3/2019



Invoice

P.O. Box 744939
Atlanta, GA 30374-4939

Date	Invoice #
6/1/2019	2971A

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance BU \$390 4307	1,065.00	1,065.00
Total			\$1,065.00

REVIEWED dthomas 6/17/2019

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

May 22, 2019

Client: 001503

Matter: 000001

Invoice #: 17105

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2019

51400

SERVICES

3107

Date	Person	Description of Services	Hours	
5/2/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
5/8/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.4	
5/9/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	
Total Professional Services			1.1	\$335.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.1	\$335.50

REVIEWED dthomas 6/17/2019

May 22, 2019
Client: 001503
Matter: 000001
Invoice #: 17105

Page: 2

Total Services	\$335.50	
Total Disbursements	\$0.00	
Total Current Charges		\$335.50

PAY THIS AMOUNT

\$335.50

Please Include Invoice Number on all Correspondence

Statement Date: 06/06/2019

Account: 221006157525

CYPRESS MILL COMMUNITY DEVELOPMENT
3628 NE 19 AVE, LIFT STN
RUSKIN, FL 33573

Current month's charges:	\$41.86
Total amount due:	\$29.16
Payment Due By:	06/27/2019

Your Account Summary

Previous Amount Due	\$42.96
Payment(s) Received Since Last Statement	-\$42.96
Miscellaneous Credits	-\$12.70
Credit balance after payments and credits	-\$12.70
Current Month's Charges	\$41.86
Total Amount Due	\$29.16

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Learn more at
tampaelectric.com/powerupdates.



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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/billpay.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006157525

Current month's charges:	\$41.86
Total amount due:	\$29.16
Payment Due By:	06/27/2019

Amount Enclosed \$ _____
627926381508



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

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

Account: 221006157525
Statement Date: 06/06/2019
Current month's charges due 06/27/2019

Details of Charges – Service from 05/03/2019 to 06/03/2019

Service for: 3628 NE 19 AVE, LIFT STN, RUSKIN, FL 33573

Rate Schedule: General Service - Non Demand

Meter Location: LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C59985	06/03/2019	847		599		248 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	248 kWh @ \$0.05916/kWh	\$14.67
Fuel Charge	248 kWh @ \$0.03227/kWh	\$8.00
Florida Gross Receipt Tax		\$1.05
Electric Service Cost		\$41.86

Total Current Month's Charges

\$41.86

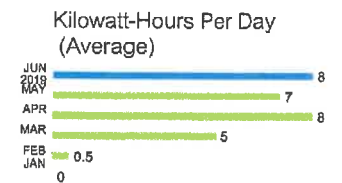
Miscellaneous Credits

State Use Tax Credit	-\$12.70
----------------------	----------

Total Current Month's Credits

-\$12.70

Tampa Electric Usage History



CYPRESS MILL COMMUNITY DEVELOPMENT
3616 19 AVE NE
RUSKIN, FL 33573

Statement Date: 06/10/2019
Account: 221006192399

Current month's charges: \$44.49
Total amount due: \$44.49
Payment Due By: 07/01/2019

Your Account Summary

Previous Amount Due	\$60.71
Payment(s) Received Since Last Statement	-\$60.71
Current Month's Charges	\$44.49
Total Amount Due	\$44.49

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tampaelectric.com/powerupdates



REVIEWED by Thomas 6/20/2019

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/billpay.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006192399

Current month's charges: \$44.49
Total amount due: \$44.49
Payment Due By: 07/01/2019

Amount Enclosed \$
635333783718

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

635333783718221006192399000000044497

ACCOUNT INVOICE

tampaelectric.com



Account: 221006192399
Statement Date: 06/10/2019
Current month's charges due 07/01/2019

Details of Charges – Service from 05/07/2019 to 06/05/2019

Service for: 3616 19 AVE NE, RUSKIN, FL 33573

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C58768	06/05/2019	1,015	739	276 kWh	1	30 Days
Basic Service Charge				\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge				276 kWh @ \$0.05916/kWh		
Fuel Charge				276 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax				\$1.11		
Electric Service Cost				\$44.49		
Total Current Month's Charges				\$44.49		

00005741-0012225-Page 7 of 8

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 06/10/2019
Account: 221006350658

Current month's charges:	\$19.63
Total amount due:	-\$40.01
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$463.86
Payment(s) Received Since Last Statement	-\$463.86
Miscellaneous Credits	-\$59.64
Credit balance after payments and credits	-\$59.64
Current Month's Charges	\$19.63
Total Amount Due	-\$40.01

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Learn more at
tampaelectric.com/powerupdates



REVIEWED by Thomas 6/20/2019

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/billpay.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$19.63
Total amount due:	-\$40.01
CREDIT -	DO NOT PAY

Amount Enclosed \$ 600000193738

Received
JUN 12 2019

00005741 02 AV 0.38 33607 FTECO106101923340410 00000 02 01000000 004 04 13161 004

CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

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

6000001937382210063506580000000040011

ACCOUNT INVOICE

tampaelectric.com



Account: 221006350658
Statement Date: 06/10/2019
Current month's charges due **DO NOT PAY**

Details of Charges – Service from 05/07/2019 to 06/03/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85887	06/03/2019	6,039		6,028		11 kWh	1	28 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax
Electric Service Cost

11 kWh @ \$0.05916/kWh
11 kWh @ \$0.03227/kWh

\$18.14
\$0.65
\$0.35
\$0.49

\$19.63

\$19.63

Total Current Month's Charges

Miscellaneous Credits

State Use Tax Credit

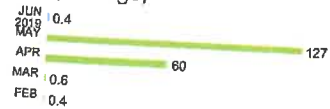
-\$59.64

Total Current Month's Credits

-\$59.64

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00005741-0012223-Page 3 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/06/2019

Account: 221006361218

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

Current month's charges:	\$186.46
Total amount due:	\$160.54
Payment Due By:	06/27/2019

Your Account Summary

Previous Amount Due	\$52.29
Payment(s) Received Since Last Statement	-\$52.29
Miscellaneous Credits	-\$25.92
Credit balance after payments and credits	-\$25.92
Current Month's Charges	\$186.46
Total Amount Due	\$160.54

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at tampaelectric.com/powerupdates.



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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/billpay.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$186.46
Total amount due:	\$160.54
Payment Due By:	06/27/2019

Amount Enclosed \$

611877016268

Received

JUN 10 2019

00005614 02 AV 0.38 33607 FTECO106071900140010 00000 03 01000000 013 04 19908 004

CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

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

6118770162682210063612180000000160547

Account: 221006361218
Statement Date: 06/06/2019
Current month's charges due 06/27/2019

Details of Charges – Service from 05/07/2019 to 06/03/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85861	06/03/2019	4,101		2,311		1,790 kWh	1	28 Days

Basic Service Charge		\$18.14
Energy Charge	1,790 kWh @ \$0.05916/kWh	\$105.90
Fuel Charge	1,790 kWh @ \$0.03227/kWh	\$57.76
Florida Gross Receipt Tax		\$4.66
Electric Service Cost		\$186.46

Total Current Month's Charges

\$186.46

Miscellaneous Credits

State Use Tax Credit	-\$25.92
----------------------	----------

Total Current Month's Credits

-\$25.92

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00005614-0011338-Page 3 of 8





4801 122nd Avenue N
Clearwater, FL 33762
Tel 727-822-7866
Fax 727-269-5490

Invoice		
Purchase Order	Invoice #	Date
	22784	12/21/2018
Job	Job #	Terms
Cypress Mill-T&M December Main	24577	

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

Description	Amount
DECEMBER TIME & MATERIAL MAINTENANCE SERVICES	3,683.61
Total	\$3,683.61

5390
RS 4604

REVIEWEDdthomas 6/17/2019



4801 122nd Avenue N
Clearwater, FL 33762
Tel 727-822-7866
Fax 727-269-5490

Invoice		
Purchase Order	Invoice #	Date
	24115	4/24/2019
Job	Iob #	Terms
Cypress Mill	50172	

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

Description	Amount
IRRIGATION REPAIRS TO ZNS 1 - 32 OF BROKEN HEADS	430.00
Total	\$430.00

54100
BA 4611

REVIEWEDdthomas 6/17/2019



4801 122nd Avenue N
Clearwater, FL 33762
Tel 727-822-7866
Fax 727-269-5490

Invoice		
Purchase Order	Invoice #	Date
	24361	5/14/2019
Job	Job #	Terms
Cypress Mill	50172	

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

Description	Amount
MAY 19 IRR REPAIRS LEAKS ALONG CURBS CLUBHOUSE	273.00

Total	\$273.00
-------	----------

4611 J3900
M

Received
MAY 29 2019

REVIEWEDdthomas 6/17/2019

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2019



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

Cypress Mill

Balance Sheet

As of 6/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash - Operating Account	17,664	0	0	0	0	17,664
Investment-Revenue 2018 (9000)	0	36	0	0	0	36
Investment-Interest 2018 (9001)	0	0	0	0	0	0
Investment-Reserve 2018 (9003)	0	138,969	0	0	0	138,969
Investment-Construction 2018 (9005)	0	0	95	0	0	95
Investment-Cost of Issuance 2018 (9006)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Construction Work In Progress	0	0	0	7,958,699	0	7,958,699
Amount To Be Provided-Debt Service	0	0	0	0	8,585,000	8,585,000
Total Assets	17,664	139,004	95	7,958,699	8,585,000	16,700,463
Liabilities						
Accounts Payable	2,092	0	0	0	0	2,092
Accounts Payable - Other	0	0	0	0	0	0
Revenue Bonds Payable-Series 2018	0	0	0	0	8,585,000	8,585,000
Total Liabilities	2,092	0	0	0	8,585,000	8,587,092
Fund Equity & Other Credits						
Fund Balance-Unreserved	(1,515)	0	0	0	0	(1,515)
Investment In General Fixed Assets	0	0	0	7,958,699	0	7,958,699
Other	17,087	139,004	95	0	0	156,187
Total Fund Equity & Other Credits	15,572	139,004	95	7,958,699	0	8,113,371
Total Liabilities & Fund Equity	17,664	139,004	95	7,958,699	8,585,000	16,700,463

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	547,825	114,000	(433,825)	(79)%
Total Revenues	547,825	114,000	(433,825)	(79)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	22,000	16,000	42 %
District Engineer	7,000	863	6,138	88 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	9,000	0	9,000	100 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	7,500	0	7,500	100 %
Postage, Phone, Faxes, Copies	750	18	732	98 %
Public Officials Insurance	5,000	2,250	2,750	55 %
Legal Advertising	3,000	1,685	1,315	44 %
Bank Fees	300	273	27	9 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	600	2,950	(2,350)	(392)%
Legal Counsel				
District Counsel	10,000	2,912	7,088	71 %
Utility Services				
Electric Utility Services	150,000	2,732	147,268	98 %
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Waterway Management System	40,000	6,390	33,610	84 %
General Liability & Property Casualty Insurance	12,000	2,750	9,250	77 %
Landscape Maintenance - Contract	140,000	49,766	90,234	64 %
Miscellaneous Repairs & Maintenance	5,000	0	5,000	100 %
Hardscape Maintenance	5,000	0	5,000	100 %
Plant Replacement Program	20,000	1,065	18,935	95 %
Landscape Maintenance - Other	20,000	0	20,000	100 %
Irrigation Maintenance	7,500	655	6,845	91 %
Road & Street Facilities				
Irrigation Maintenance	0	430	(430)	0 %
Sidewalk & Pavement Repairs	7,500	0	7,500	100 %
Parks & Recreation				
Park Facility Maintenance	5,000	0	5,000	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	5,000	0	5,000	100 %
Total Expenditures	547,825	96,913	450,912	82 %
Excess of Revenues Over (Under) Expenditures	0	17,087	17,087	0 %
Fund Balance, Beginning of Period	0	(1,515)	(1,515)	0 %
Fund Balance, End of Period	0	15,572	15,572	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	554,075	0	(554,075)	(100)%
DS Assessments - Developer	0	206,515	206,515	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>307</u>	<u>307</u>	<u>0 %</u>
Total Revenues	<u>554,075</u>	<u>206,822</u>	<u>(347,253)</u>	<u>(63)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	414,075	280,651	133,424	32 %
Principal Payments	<u>140,000</u>	<u>0</u>	<u>140,000</u>	<u>100 %</u>
Total Expenditures	<u>554,075</u>	<u>280,651</u>	<u>273,424</u>	<u>49 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	251	251	0 %
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>212,582</u>	<u>212,582</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>212,833</u>	<u>212,833</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>139,004</u>	<u>139,004</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>139,004</u></u>	<u><u>139,004</u></u>	<u><u>0 %</u></u>

Cypress Mill

Statement of Revenues & Expenditures

300 - Capital Projects Fund
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,691	2,691	0 %
Total Revenues	0	2,691	2,691	0 %
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
Trustees Fees	0	10,775	(10,775)	0 %
Underwriter	0	40,000	(40,000)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Bond Counsel	0	50,000	(50,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	7,958,699	(7,958,699)	0 %
Total Expenditures	0	8,131,224	(8,131,224)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	8,128,880	8,128,880	0 %
Interfund Transfer				
Interfund Transfer	0	(251)	(251)	0 %
Total Other Financing Sources	0	8,128,629	8,128,629	0 %
Excess of Revenues Over (Under)	0	95	95	0 %
Expenditures				
Fund Balance, End of Period	0	95	95	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	7,958,699	7,958,699	0 %
Fund Balance, End of Period	<u>0</u>	<u>7,958,699</u>	<u>0</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Bank Balance	17,664.28
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	17,664.28
Balance Per Books	<u>17,664.28</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1056	6/1/2019	System Generated Check/Voucher	3,169.29	Meritus Districts
1057	6/6/2019	System Generated Check/Voucher	273.00	Field Stone Landscape Services
1058	6/6/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1059	6/6/2019	System Generated Check/Voucher	335.50	Straley Robin Vericker
1060	6/13/2019	System Generated Check/Voucher	430.00	Field Stone Landscape Services
1061	6/13/2019	System Generated Check/Voucher	189.70	Tampa Electric
1062	6/20/2019	System Generated Check/Voucher	19,144.33	Field Stone Landscape Services
1062	6/20/2019	System Generated Check/Voucher	(19,144.33)	Field Stone Landscape Services
1063	6/20/2019	System Generated Check/Voucher	44.49	Tampa Electric
1064	6/20/2019	System Generated Check/Voucher	19,044.33	Field Stone Landscape Services
CD013	6/20/2019	Bank Fee	23.83	
Cleared Checks/Vouchers			24,575.14	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1244570	6/13/2019	Developer Funding - 06.13.19	33,000.00
Cleared Deposits				33,000.00

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 1 of 1
36/E00/0175/0/42

06/30/2019



Account Statement

CYPRESS MILL COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Questions? Please call
1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		06/01/2019 - 06/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$9,239.42	Average Balance	\$14,210.58
Deposits/Credits	\$33,000.00	Average Collected Balance	\$13,110.58
Checks	\$24,551.31	Number of Days in Statement Period	30
Withdrawals/Debits	\$23.83		
Ending Balance	\$17,664.28		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	06/20	33,000.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1056	3,169.29	06/04	1058	1,065.00	06/19	*1063	44.49	06/25
	1056	335.50	06/11	*1060	430.00	06/18	1064	19,044.33	06/26
	1057	273.00	06/12	1061	189.70	06/19			

Checks: 8
* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/20	23.83		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	9,239.42	9,239.42	06/19	3,776.93	3,776.93
	06/04	6,070.13	6,070.13	06/20	36,753.10	3,753.10
	06/11	5,734.63	5,734.63	06/21	36,753.10	36,753.10
	06/12	5,461.63	5,461.63	06/25	36,708.61	36,708.61
	06/18	5,031.63	5,031.63	06/26	17,664.28	17,664.28

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at suntrust.com/debitcards.

Lennar - WCI Communities Monthly Maintenance Checklist

Community Cypress Mill

Date 7/3/2019

Form Completed By _____

For each item check "Yes" if you agree with statement or "No" if you do not. If "No", assign responsible party and date for completion

YES	NO	SIGNAGE	Notes
Entry Monument / Perimeter Signage			
<input type="checkbox"/>	<input type="checkbox"/>	Entry monument in good condition	
<input type="checkbox"/>	<input type="checkbox"/>	Lighting is working properly	
<input type="checkbox"/>	<input type="checkbox"/>	All Entrance Features are Working and in good condition	
Comments:			

YES		NO		LANDSCAPING (COMMON AREAS, PERIMETERS, AND MODEL COMPLEX)		Notes	
Common Areas / Amenity Landscape							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn/turf in good shape (there are no dead or bare spots in any lawn areas, no excessive weed growth)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flowers are fresh and seasonal	<input type="checkbox"/>	<input type="checkbox"/>	Pentas need to be replaced
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no dead plant material, shrubbery or ground cover	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pine straw/mulch is fresh looking	<input type="checkbox"/>	<input type="checkbox"/>	Some areas need freshening
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planting beds look fresh, no bare dirt, all open ground covered	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no trash or debris in planter areas	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No need for pest control	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no excess dirt and mud, debris on streets, gutters, parking lots, walkways	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinklers only operating during non-business hours and not spraying doors, windows, or walkways	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape lighting in working order	<input type="checkbox"/>	<input type="checkbox"/>	n/a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If there is a fountain, spa or pool, must be clean and working	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Comments:							

Entry / Perimeter Landscape															
<input type="text"/>	<input type="text"/>	Lawn/turf in good shape (there are no dead or bare spots in any lawn areas, no weeds visible in turf areas)													
<input type="text"/>	<input type="text"/>	No dead or distressed shrubs and/or trees													
<input type="text"/>	<input type="text"/>	Flowers are fresh and seasonal													
<input type="text"/>	<input type="text"/>	There is no dead plant material, shrubbery or ground cover													
<input type="text"/>	<input type="text"/>	Pine straw/mulch replacement fresh looking													
<input type="text"/>	<input type="text"/>	No need for pest control													
<input type="text"/>	<input type="text"/>	There is no excess dirt and mud, debris on streets, gutters, parking lots, walkways													
<input type="text"/>	<input type="text"/>	There is no graffiti on perimeter walls, trash, fallen and/or dead trees or shrubs													
<input type="text"/>	<input type="text"/>	Sprinklers only operating during non-business hours and not spraying doors, windows, or walkways													
<input type="text"/>	<input type="text"/>	Landscape lighting in working order													
<input type="text"/>	<input type="text"/>	Flags are in good condition													
<input type="text"/>	<input type="text"/>	If there is a fountain, spa or pool, must be clean and working													
		<table border="1"> <thead> <tr> <th>Some weeds</th> </tr> </thead> <tbody> <tr> <td>Dead palm trees</td> </tr> <tr> <td></td> </tr> <tr> <td></td> </tr> <tr> <td></td> </tr> <tr> <td></td> </tr> <tr> <td></td> </tr> <tr> <td>From the new construction</td> </tr> <tr> <td></td> </tr> <tr> <td></td> </tr> <tr> <td>n/a</td> </tr> <tr> <td></td> </tr> <tr> <td></td> </tr> </tbody> </table>	Some weeds	Dead palm trees						From the new construction			n/a		
Some weeds															
Dead palm trees															
From the new construction															
n/a															
<div>Comments:</div>															

YES	NO	AMENITY - CLUBHOUSE APPEARANCE	Notes
		Access to Amenity - Clubs are easily accessible	n/a
		No dead or distressed shrubs and/or trees in common areas	
		Vacant lots and common areas are mowed and free of construction debris	
		Fitness centers are clean and machines are working properly	
		Community rooms are clean and fresh smelling	
		Pools are clean and all mechanicals are working properly	
		Pool Decking is free of stains and debris	
		Pool furniture is cleaned	
		Fobs-Access cards are working properly and time are up to date	
		Mail Kiosks are clean-lights working-free of debris-no bees nests or mudd dobbers	
		Gas Grills, Gas Fire Pit & Gas Lanterns are working properly and cleaned	
		Playground - Community Park - Gates are working properly and area is clean and free of debris	
		Dog Parks - Gates are working properly, water stations are clean & working & dog stations are clean & empty	
		Bulletin Boards - Permits Current, Old Notices Removed & all Contacts are posted (HOA, CDD & Amenities)	
Comments:			

YES	NO	Pond Maintenance	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ponds are Properly Mowed	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ponds are clean and free of algae	Some debris but look better
<input type="checkbox"/>	<input type="checkbox"/>	Fountains are working properly	n/a
Comments:			

YES	NO	Common Areas	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Lift Station (Private) - Fencing is clean and operational - Proper signage is posted	public
<input type="checkbox"/>	<input type="checkbox"/>	Streetlights - Streetlights are working and damage free	
<input type="checkbox"/>	<input type="checkbox"/>	Street Signs - Damage Free	

Other:



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 7/3/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	<u>A lot of construction debris</u>
INVASIVE MATERIAL (FLOATING)	20	18	-2	<u>Minor algae, ponds look better</u>
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	<u>Some Torpedo grass</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

AMENITIES

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

MONUMENTS AND SIGNS

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



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 7/3/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	A couple dead Palms
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	25	-5	Section broken by the entrance.
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	Ok
SCORE	700	681	-19	97%

Manager's Signature: Gene Roberts 7/3/2019

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Monday, June 03, 2019

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	<u>OK</u>
TURF FERTILITY	10	10	0	<u>OK</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Some broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Some areas need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u></u>
PRUNING	10	9	-1	<u>Ok</u>
CLEANLINESS	5	4	-1	<u>Some trash</u>
MULCHING	5	5	0	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	<u>The rain has helped</u>
CARRYOVERS	5	4	-1	<u>Trash/bed detailing</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	89	-11	89%
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Contractor Signature: _____

Manager's Signature: GR 7/3/2019

Supervisor's Signature: _____

Cypress Mill July



The Penta's need to be replaced at the entrance sign.



There are a couple dead Sabal palm trees at the entrance.



A lot of the new trees need to be straightened and straps tightened.



The Plumbago plants are struggling.



The landscape installation is complete along the wall next to 19th ave.



The condition of the ponds is looking better.



