

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 9, 2020**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, JANUARY 9, 2020

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

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

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

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

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

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

January 9, 2020
Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Regular Meeting of Cypress Mill Community Development District will be held on **January 9, 2020 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. BUSSINES ITEMS**
 - A. Consideration of Resolution 2020-01; District Expansion..... Tab 01
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting October 10, 2019 Tab 02
 - B. Consideration of Operation and Maintenance Expenditures September 2019 Tab 03
 - C. Consideration of Operation and Maintenance Expenditures October 2019 Tab 04
 - C. Consideration of Operation and Maintenance Expenditures November 2019 Tab 05
 - E. Review of Financial Statements Month Ending November 30, 2019..... Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 07
 - i. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Gene Roberts
District Manager

RESOLUTION NO. 2020-01

A RESOLUTION AUTHORIZING THE EXPANSION OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO EXPAND THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Cypress Mill Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to expand the boundaries of the District and to submit a Petition to Expand the Boundaries of the Cypress Mill Community Development District (the "**Petition**") for the area described in **Exhibit A** attached hereto;

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the expansion of the District, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Hillsborough County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, the District Manager and the District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Hillsborough County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 9th DAY OF January 2020.

Attest:

**Cypress Mill Community
Development District**

Gene Roberts
Asst Secretary

Kelly Evans
Chair of the Board of Supervisors

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

October 10, 2019 Minutes of Continued Audit Committee & Regular Meeting

Minutes of the Regular Meeting

The Continued Audit Committee & Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, October 10, 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 Continued Audit Committee & Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, October 10, 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	Meritus
Gene Roberts	Meritus
John Vericker	District Counsel

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 AUDIT COMMITTEE MEETING

Ms. Hicks directed the Board to recess to the Audit Committee meeting.

4. AUDIT COMMITTEE MEETING

A. Open the Audit Committee Meeting

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

B. Evaluate and Rank the Audit Proposals

i. Grau & Associates

Ms. Hicks stated that she had received one proposal from Grau & Associates. The Board reviewed and discussed the proposal.

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

C. Close the Audit Committee Meeting

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

5. RETURN AND PROCEED TO REGULAR MEETING

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

6. BUSINESS ITEMS

A. Consideration of Audit Committee Recommendations and Evaluation

The Board reviewed the recommendations.

MOTION TO:	Approve the Audit Committee Recommendation of Grau & Associates.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. General Matters of the District

7. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting August 8, 2019

The Board reviewed the August 8, 2019 minutes.

MOTION TO:	Approve the August 8, 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 of Minutes of the Audit Committee and Regular Meeting
September 12, 2019**

The Board reviewed the September 12, 2019 minutes.

MOTION TO:	Approve the September 12, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration Operations and Maintenance Expenditures July 2019

The Board reviewed the July 2019 O&Ms.

MOTION TO:	Approve the July 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. Consideration of Operations and Maintenance Expenditures August 2019

The Board reviewed the August 2019 O&Ms.

MOTION TO:	Approve the August 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

E. Review of Financial Statements Month Ending August 31, 2019

The Board reviewed and accepted the financials.

8. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker wanted to make sure everyone is aware that they are working on the bond issuance.

B. District Engineer

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

C. District Manager

i. Community Inspection Report

The Board reviewed the community inspection report. Mr. Roberts said the ponds are not looking good and that he had contacted the vendor. Supervisor Gainer said they will be expanding the road next year, probably in the summer.

165
166 **9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
167

168 There were no supervisor requests or comments.
169

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171 **10. PUBLIC COMMENTS**
172

173 There were no public comments.
174
175

176 **11. ADJOURNMENT**
177

MOTION TO:	Continue the meeting to October 25, 2019 at 9:00 a.m. at the same location.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:
☐ **Secretary**
☐ **Assistant Secretary**

Signature

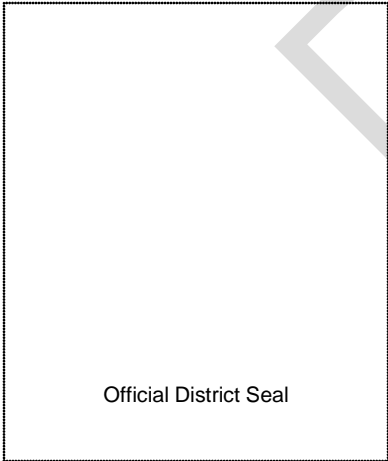
Printed Name

Title:
☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date



Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	1709	\$ 7,680.35		Landscape Maintenance - September
Meritus Districts	9269	3,169.81		Management Services - September
Sitex Aquatics	3166A	1,065.00		Lake Maintenance - September
Monthly Contract Sub-Total		\$ 11,915.16		
Variable Contract				
Straley Robin Vericker	17418	\$ 799.50		Professional Services - General - thru 08/15/19
Straley Robin Vericker	17527	294.00	\$ 1,093.50	Professional Services - General - thru 09/15/19
Variable Contract Sub-Total		\$ 1,093.50		
Utilities				
Tampa Electric	221006192399 091019	\$ 49.73		Electric Service - thru 09/05/19
Tampa Electric	221006192399 092619	-197.48		Electric Service - thru 09/08/19
Tampa Electric	221006350658 090619	45.98		Electric Service - thru 09/03/19
Tampa Electric	221006361218 090619	68.96		Electric Service - thru 09/03/19
Tampa Electric	221007463708 091619	296.05	\$ 263.24	Electric Service - thru 09/05/19
Utilities Sub-Total		\$ 263.24		
Regular Services				
Tampa Bay Times	4456	\$ 293.00		Audit RFP - 08/16/19
Tampa Bay Times	4476	318.50	\$ 611.50	Audit Meeting - 08/30/19
Regular Services Sub-Total		\$ 611.50		
Additional Services				
Field Stone	1789	\$ 87.50		Irrigation Repair - 08/30/19

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 87.50		
TOTAL:		\$ 13,970.90		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 1709

Date	PO#
09/01/19	
SalesRep	Terms
Chris Labenz	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#52 - 2019 Maintenance Contract September 2019			\$7,680.35	\$7,680.35

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

53900.4604
9.9.19
AL

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

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Invoice Number: 9269
Invoice Date: Sep 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		9/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		3,166.66
		Postage - July		3.15

Subtotal	3,169.81
Sales Tax	
Total Invoice Amount	3,169.81
Payment/Credit Applied	
TOTAL	3,169.81

PSN

REVIEWED dthomas 8/20/2019



Invoice

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

Date	Invoice #
9/1/2019	3166A

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	1,065.00	1,065.00
53900.4307 9.9.19 GR			
		Total	\$1,065.00

REVIEWEDthomas 9/16/2019

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

August 26, 2019

Client: 001503

Matter: 000001

Invoice #: 17418

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
8/7/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	
8/8/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	
8/8/2019	KMS	RESEARCH PROPERTY APPRAISER AND PLATS FOR COMMON AREA TRACTS TO BE CONVEYED TO THE CDD; DRAFT DEED FOR PHASE 1A TRACTS FROM LENNAR HOMES LLC TO CDD.	0.9	
8/9/2019	KMS	RESEARCH PLATS FOR PHASE 1A (CONTINUED); DRAFT GRANT OF EASEMENT FROM LENNAR HOMES LLC TO CDD.	1.0	
8/13/2019	KMS	REVISE DEED FOR COMMON AREA TRACTS TO BE QUITCLAIM DEED.	0.2	
Total Professional Services			3.0	\$799.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.9	\$274.50
KMS	Kristen M. Schalter	2.1	\$525.00

51400 - 3101
9.9.19
GL

REVIEWEDdtthomas 9/16/2019

August 26, 2019
Client: 001503
Matter: 000001
Invoice #: 17418

Page: 2

Total Services	\$799.50	
Total Disbursements	\$0.00	
Total Current Charges		\$799.50

PAY THIS AMOUNT

\$799.50

Please Include Invoice Number on all Correspondence

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

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

September 20, 2019
Client: 001503
Matter: 000001
Invoice #: 17527

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
8/28/2019	KMS	REVIEW DRAFT OF QUITCLAIM DEED; EMAIL TO C. O'RYAN.	0.2	
9/4/2019	JMV	REVIEW EMAIL FROM G. ROBERTS; REVIEW FIELDSTONE PROPOSAL; PREPARE AGREEMENT; DRAFT EMAIL TO G. ROBERTS.	0.8	
Total Professional Services			1.0	\$294.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.8	\$244.00
KMS	Kristen M. Schalter	0.2	\$50.00

51400 - 3107
9.24.19
BR

REVIEWEDdtthomas 9/24/2019

September 20, 2019
Client: 001503
Matter: 000001
Invoice #: 17527

Page: 2

Total Services	\$294.00	
Total Disbursements	\$0.00	
Total Current Charges		\$294.00

PAY THIS AMOUNT

\$294.00

Please Include Invoice Number on all Correspondence

Statement Date: 09/10/2019

Account: 221006192399

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

Current month's charges:	\$49.73
Total amount due:	\$49.73
Payment Due By:	10/01/2019

Your Account Summary

Previous Amount Due	\$52.65
Payment(s) Received Since Last Statement	-\$52.65
Current Month's Charges	\$49.73
Total Amount Due	\$49.73

Report a streetlight

It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.



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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006192399

Current month's charges:	\$49.73
Total amount due:	\$49.73
Payment Due By:	10/01/2019

Amount Enclosed

\$

605086952604

00003360 01 AV 0.38 33607 FTECO109101923252810 00000 02 01000000 008 03 10817 002



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

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

6050869526042210061923990000000049733

Account: 221006192399
Statement Date: 09/10/2019
Current month's charges due 10/01/2019

Details of Charges – Service from 08/06/2019 to 09/05/2019

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	09/05/2019	2,044		1,712		332 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	332 kWh @ \$0.05916/kWh	\$19.64
Fuel Charge	332 kWh @ \$0.03227/kWh	\$10.71
Florida Gross Receipt Tax		\$1.24

Electric Service Cost

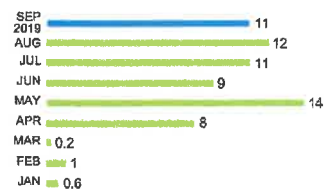
\$49.73

Total Current Month's Charges

\$49.73

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





FINAL INVOICE

tampaelectric.com



Statement Date: 09/26/2019
Account: 221006192399

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

Current month's charges:	\$5.14
Total amount due:	-\$197.48
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$49.73
Payment(s) Received Since Last Statement	-\$49.73
Miscellaneous Credits	-\$202.62
Credit balance after payments and credits	-\$202.62
Current Month's Charges	\$5.14
Total Amount Due	-\$197.48

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00000668-0001335-Page 1 of 4

REVIEWEDdthomas 10/1/2019



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006192399

Current month's charges:	\$5.14
Total amount due:	-\$197.48
CREDIT -	DO NOT PAY

Amount Enclosed \$

672370819290

Received

SEP 30 2019

00000668 01 AV 0.38 93607 FTECO109271800083510 00000 04 01000000 007 05 21453 002



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

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

6723708192902210061923990000000197489

Account: 221006192399
Statement Date: 09/26/2019
Current month's charges due **DO NOT PAY**

Details of Charges – Service from 09/06/2019 to 09/08/2019

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	09/08/2019	2,079 (Estimated)		2,044		35 kWh	1	3 Days

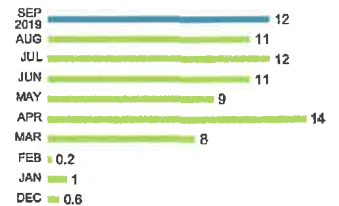
Basic Service Charge		\$1.81
Energy Charge	35 kWh @ \$0.05916/kWh	\$2.07
Fuel Charge	35 kWh @ \$0.03227/kWh	\$1.13
Florida Gross Receipt Tax		\$0.13
Electric Service Cost		\$5.14

Total Current Month's Charges

\$5.14

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Deposit Refund
Interest for Cash Security Deposit - Electric

001
-\$200.00 - 15601 - credit
-\$2.62 - 36100-0001 credit
001

Total Current Month's Credits

-\$202.62

Important Messages

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.

Final Invoice

Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.



Statement Date: 09/06/2019
Account: 221006350658

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

Current month's charges:
Total amount due:
Payment Due By:

Your Account Summary

Previous Amount Due	\$6.39
Payment(s) Received Since Last Statement	-\$6.39
Current Month's Charges	\$45.98
Total Amount Due	\$45.98

Report a street

It's easy to request a
or area light repair
tampaelectric.com/r



REVIEWED by Thomas 9/16/2019

00000331-0000767-Page 1 of 8

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



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Learn more at tampaelectric.com/powerupdates.

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:
Total amount due:
Payment Due By:
Amount Enclosed \$

651383194972

00000331 02 AV 0.38 33607 FTECO109061823485910 00000 03 01000000 015 03 14670 004



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

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

Received
SEP



Account: 221006350658
Statement Date: 09/06/2019
Current month's charges due 09/27/2019

Details of Charges – Service from 08/02/2019 to 09/03/2019

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

Rate Schedule: General Service - Non De

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplie
J85887	09/03/2019	6,429		6,137		292 kWh	1

Basic Service Charge		\$18.14
Energy Charge	292 kWh @ \$0.05916/kWh	\$17.27
Fuel Charge	292 kWh @ \$0.03227/kWh	\$9.42
Florida Gross Receipt Tax		\$1.15
Electric Service Cost		\$45.98

Total Current Month's Charges

\$45.98

Tampa Elec

Kilowatt-
(Averag

SEP 2019 9
AUG 3
JUL 0.4
JUN 0.4
MAY
APR
MAR 0.6
FEB 0.4

00000331-0000766-Page 3 of 8



Statement Date: 09/06/2019
Account: 221006361218

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

Current month's charges:
Total amount due:
Payment Due By:

Your Account Summary

Previous Amount Due	\$171.93
Payment(s) Received Since Last Statement	-\$171.93
Current Month's Charges	\$68.96
Total Amount Due	\$68.96

Report a stre

It's easy to request a
or area light rep
tampaelectric.com/i



REVIEWED by Thomas 9/16/2019

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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text or email.
Learn more at tampaelectric.com/powerupdates.

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:
Total amount due:
Payment Due By:

Amount Enclosed \$

651383194973

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

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



Account: 221006361218
Statement Date: 09/06/2019
Current month's charges due 09/27/2019

Details of Charges – Service from 08/02/2019 to 09/03/2019

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

Rate Schedule: General Service - Non De

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplie
J85861	09/03/2019	9,015		8,478		537 kWh	1

Basic Service Charge		\$18.14
Energy Charge	537 kWh @ \$0.05916/kWh	\$31.77
Fuel Charge	537 kWh @ \$0.03227/kWh	\$17.33
Florida Gross Receipt Tax		\$1.72
Electric Service Cost		\$68.96

Total Current Month's Charges

\$68.96

Tampa Elec

Kilowatt-
(Averag



Statement Date: 09/16/2019

Account: 221007463708

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

Current month's charges:	\$296.05
Total amount due:	\$296.05
Payment Due By:	10/07/2019

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$296.05
Total Amount Due	\$296.05

Report a streetlight

It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.



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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.
Learn more at tampaelectric.com/powerupdates.

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: 221007463708

Current month's charges:	\$296.05
Total amount due:	\$296.05
Payment Due By:	10/07/2019

Amount Enclosed \$

600000212700

00005032 01 AB 0.40 33607 FTECO108161923391310 00000 04 01000000 001 06 26149 003



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

Received

SEP 19 2019

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

6000002127002210074637080000000296052

Account: 221007463708
Statement Date: 09/16/2019
Current month's charges due 10/07/2019

Details of Charges – Service from 08/02/2019 to 08/02/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J17224	08/02/2019	0		0		0 kWh	1	1 Days
Basic Service Charge						\$0.60	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) SEP 0 AUG 0	
Florida Gross Receipt Tax						\$0.02		
Electric Service Cost						\$0.62		
State Tax						\$0.06		
Total Electric Cost, Local Fees and Taxes						\$0.68		

Details of Charges – Service from 08/03/2019 to 09/05/2019

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J17224	09/05/2019	0		0		0 kWh	1	34 Days
Basic Service Charge						\$18.14		
Florida Gross Receipt Tax						\$0.47		
Electric Service Cost						\$18.61		
State Tax						\$1.76		
Total Electric Cost, Local Fees and Taxes						\$20.37		
Other Fees and Charges								
Electric Security Deposit						\$200.00		
Elec Connection Chrg Initial						\$75.00		
Total Other Fees and Charges						\$275.00		
Total Current Month's Charges						\$296.05		

WIN 3 WAYS

Sign up for Paperless Billing.

You could win
an Amazon
gift card.



- 1 **Sign** up for Paperless Billing by October 31 for a chance to win one of three \$250 Amazon gift cards. Already on the program? You're already entered to win.
- 2 **Win** for the environment when you go paperless. Plus it's fast and secure.
- 3 **More** convenience, less clutter on that kitchen counter.

Paperless Billing is a convenient, **free** service that sends you a monthly email notification with your account number, amount due, due date and a link to view your bill. It's fast and secure, and we'll even send you a payment reminder email five days before your bill is due.

Signing up is easy. Log in to **tecoaccount.com** and select **"On"** to enroll in Paperless Billing.

Do it today and win.



TE072919

Tampa Bay Times

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	
08/16/19		CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account	
08/16/2019	Deirdre Almeida	184333	
Total Amount Due		Ad Number	
\$293.00		0000004456	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/16/19	08/16/19	0000004456	Daily Newspaper		Audit RFP	1	2x35 L	\$289.00
08/16/19	08/16/19	0000004456	Online Upsell		Audit RFP	1	2x35 L	\$0.00
					AffidavitMaterial			\$4.00

51300.4801
9.9.19
GZ

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

CYPRESS MILL CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Received

AUG 28 2019

Advertising Run Dates		Advertiser Name	
08/16/19		CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account	
08/16/2019	Deirdre Almeida	184333	
Total Amount Due		Ad Number	
\$293.00		0000004456	

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

REVIEWEDdthomas 9/16/2019

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF **Hillsborough County**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk 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: RFP Audit Services** was published in Tampa Bay Times **Hillsborough** edition(s): **August 16, 2019** in said newspaper in the issues of **Hillsborough**.

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.



Signature of Affiant

Sworn to and subscribed before me this **08/16/19**.


Signature of Notary of Public

Personally known 1 or produced identification

Type of identification produced _____

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES
Hillsborough County, Florida**

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning at October 1, 2018 and ending September 30, 2021, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

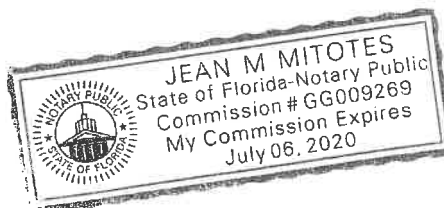
Proposers must provide Eight (8) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 397-5120, in an envelope marked on the outside, "Auditing Services Cypress Mill Community Development District." Proposals must be received by September 5, 2019 at 12:00 pm at the local office address noted above. Please direct all questions regarding this Notice to the District Treasurer.

Cypress Mill CDD

Brian Howell
District Manager

Run Date: 08/16/2019

0000004456



Tampa Bay Times

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	
08/30/19	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
08/30/2019	Deirdre Almeida	184333
Total Amount Due		Ad Number
\$318.50		0000004476

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/30/19	08/30/19	0000004476	Times	Legals CLS	Audit Meeting	1	2x38 L	\$314.50
08/30/19	08/30/19	0000004476	Tampabay.com	Legals CLS	Audit Meeting AffidavitMaterial	1	2x38 L	\$0.00 \$4.00

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9.9.19
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PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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	
08/30/19	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
08/30/2019	Deirdre Almeida	184333
Total Amount Due		Ad Number
\$318.50		0000004476

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

Received

SEP 05 2019

REVIEWEDdthomas 9/16/2019

Tampa Bay Times

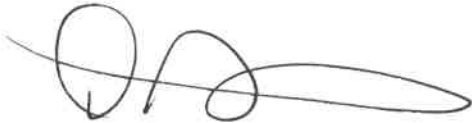
Published Daily

STATE OF FLORIDA} ss

COUNTY OF **Hillsborough County**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk 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: Audit Meeting** was published in Tampa Bay Times **Hillsborough** edition(s): **August 30, 2019** in said newspaper in the issues of **Hillsborough**.

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.



Signature of Affiant

Sworn to and subscribed before me this **08/30/19**.


Signature of Notary of Public

Personally known / or produced identificationType of identification produced

NOTICE OF AUDIT COMMITTEE MEETING CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of Cypress Mill Community Development District will hold a meeting on Thursday, September 12, 2019 at 9:30 a.m. to be held at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that 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.

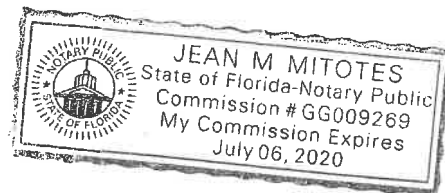
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, 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.

Brian Howell
District Manager

Run Date: 08/30/2019

0000004476





4801 122nd Ave. N
Clearwater, FL 33762

Invoice 1789

Date	PO#
08/30/19	
SalesRep	Terms
Aaron Frazier	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#1290 - T&M Irrigation Repair			\$87.50	\$87.50
Replaced broken bubbler on trees between the front entrance and the clock. Replaced broken head along the curb at the front entrance.				
<i>Repairs - 08/28/2019</i>				\$87.50
Sales Tax				\$0.00
Grand Total				\$87.50

53900.4611
9.9.19
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Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	2117	\$ 7,680.36		Landscape Maintenance - October
FieldStone Landscape	1246	7,680.36		Landscape Maintenance - August
Meritus Districts	9315	3,169.29		Management Services - October
Sitex Aquatics	3238A	1,065.00		Lake Maintenance - October
Monthly Contract Sub-Total		\$ 19,595.01		
Variable Contract				
Egis	9954	\$ 5,125.00		Insurance - 10/01/19-10/01/20
Meritus	9357	3,600.00		FY19 Series 2018 Dissemination Services - 10/01/19
Straley Robin Vericker	17629	426.00		Professional Services - General - thru 10/15/19
Variable Contract Sub-Total		\$ 9,151.00		
Utilities				
Tampa Electric	221006350658 100719	\$ 29.29		Electric Service - thru 10/04/19
Tampa Electric	221006361218 100719	111.16		Electric Service - thru 10/04/19
Tampa Electric	221007463708 100919	20.37		Electric Service - thru 10/04/19
Tampa Electric	221007531645 101119	2,262.61	\$ 2,423.43	Electric Service - thru 10/03/19
Utilities Sub-Total		\$ 2,423.43		
Regular Services				
DEO	74727	\$ 175.00		Special District Fee - 10/01/19
Tampa Bay Times	17377 092719	410.00		Meeting Schedule - 09/27/19
Regular Services Sub-Total		\$ 585.00		
Additional Services				

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Field Stone	2230	\$ 104.50		Irrigation Repair - 09/30/19
Field Stone	2257	190.50		Irrigation Repair - 09/26/19
Field Stone	2288	2,091.69	\$ 2,386.69	Fall Mix Annuals - 10/01/19
Meritus	9379	2,250.00		FY19 Series 2018 Construction Accounting Services - 10/01/19
Additional Services Sub-Total		\$ 4,636.69		

TOTAL:	\$ 36,391.13		
---------------	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 2117

Date	PO#
10/01/19	
SalesRep	Terms
Chris Labenz	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#52 - 2019 Maintenance Contract October 2019			\$7,680.36	\$7,680.36

Sales Tax	\$0.00
Grand Total	\$7,680.36

53900 - 4604
10.9.19
G2

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



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 1246

Date	PO#
08/01/19	
SalesRep	Terms
Chris Labenz	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#52 - 2019 Maintenance Contract August 2019			\$7,680.36	\$7,680.36

Sales Tax	\$0.00
Grand Total	\$7,680.36

GR
10/1/19
53902-4604

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

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Invoice Number: 9315
Invoice Date: Oct 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		10/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		3,166.66
		Postage - August		2.63

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



Invoice

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

Date	Invoice #
10/1/2019	3238A

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	1,065.00	1,065.00
53900 - 4307 R 10.1.19			
Total			\$1,065.00

REVIEWEDthomas 10/23/2019



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	10/03/2019
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 5,125.00
Payment Amount	
Payment for:	Invoice#9954
100119391	

Thank You

Please detach and return with payment



Customer: Cypress Mill Community Development District

Invoice	Effective	Transaction	Description	Amount
9954	10/01/2019	Renew policy	Policy #100119391 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 10/3/2019 <i>Gen. liab - \$ 2819</i> <i>Pub. Off. - \$ 2306</i>	5,125.00
<i>62</i> <i>10.919</i>				Total \$ 5,125.00
Thank You				
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	10/03/2019

REVIEWEDdthomas 10/28/2019

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9357
Invoice Date: Oct 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		10/1/19

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2019 Bond Series 2018		3,600.00
		51300 3104		

Subtotal	3,600.00
Sales Tax	
Total Invoice Amount	3,600.00
Payment/Credit Applied	
TOTAL	3,600.00

REVIEWED thomas 10/23/2019

DR

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

October 22, 2019
Client: 001503
Matter: 000001
Invoice #: 17629

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
9/25/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2018 BONDS.	0.2	
9/30/2019	JMV	REVIEW COMMUNICATION FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2	
10/2/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL UPDATE FOR BOND DISSEMINATION AGENT.	0.3	
10/7/2019	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
10/9/2019	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
10/10/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
Total Professional Services			1.6	\$426.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.2	\$366.00
LB	Lynn Butler	0.4	\$60.00

51400-3107
10-28-19
QR

REVIEWEDdtthomas 10/29/2019

October 22, 2019
Client: 001503
Matter: 000001
Invoice #: 17629

Page: 2

Total Services	\$426.00	
Total Disbursements	\$0.00	
Total Current Charges		\$426.00

PAY THIS AMOUNT	\$426.00
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Statement Date: 10/07/2019

Account: 221006350658

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

Current month's charges:	\$29.29
Total amount due:	\$29.29
Payment Due By:	10/28/2019

Your Account Summary

Previous Amount Due	\$45.98
Payment(s) Received Since Last Statement	-\$45.98
Current Month's Charges	\$29.29
Total Amount Due	\$29.29



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



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:	\$29.29
Total amount due:	\$29.29
Payment Due By:	10/28/2019
Amount Enclosed	\$

671136251570

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

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



Account: 221006350658
Statement Date: 10/07/2019
Current month's charges due 10/28/2019

Details of Charges – Service from 09/04/2019 to 10/04/2019

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	10/04/2019	6,543		6,429		114 kWh	1	31 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax

114 kWh @ \$0.05916/kWh
114 kWh @ \$0.03227/kWh

\$18.14
\$6.74
\$3.68
\$0.73

Electric Service Cost

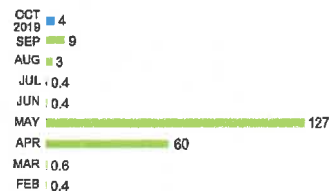
\$29.29

Total Current Month's Charges

\$29.29

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000445-0001139-Page 7 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/07/2019
Account: 221006361218

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

Current month's charges:	\$111.16
Total amount due:	\$111.16
Payment Due By:	10/28/2019

Your Account Summary

Previous Amount Due	\$68.96
Payment(s) Received Since Last Statement	-\$68.96
Current Month's Charges	\$111.16
Total Amount Due	\$111.16



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



REVIEWEDdthomas 10/28/2019

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:	\$111.16
Total amount due:	\$111.16
Payment Due By:	10/28/2019

Amount Enclosed

671136251571

Received

OCT 10 2019

00000445 02 AV 0.38 33607 FTECO110071923350810 00000 03 01000000 015 03 14577 004



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

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



67113625157122100636121800000000111168

Account: 221006361218
Statement Date: 10/07/2019
Current month's charges due 10/28/2019

Details of Charges – Service from 09/04/2019 to 10/04/2019

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	10/04/2019	10,002		9,015		987 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	987 kWh @ \$0.05916/kWh	\$58.39
Fuel Charge	987 kWh @ \$0.03227/kWh	\$31.85
Florida Gross Receipt Tax		\$2.78

Electric Service Cost

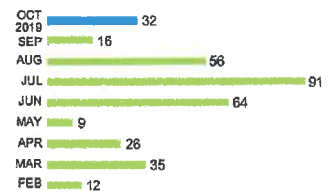
\$111.16

Total Current Month's Charges

\$111.16

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/09/2019

Account: 221007463708

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

Current month's charges:	\$20.37
Total amount due:	\$20.37
Payment Due By:	10/30/2019

Your Account Summary

Previous Amount Due	\$296.05
Payment(s) Received Since Last Statement	-\$296.05
Current Month's Charges	\$20.37
Total Amount Due	\$20.37



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



REVIEWEDthomas 10/28/2019

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: 221007463708

Current month's charges:	\$20.37
Total amount due:	\$20.37
Payment Due By:	10/30/2019
Amount Enclosed	\$

625457320969

00001263 01 AV 0.38 33607 FTECO110091923211710 00000 02 01000000 010 02 8131 002

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

Received
OCT 15 2019

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

6254573209692210074637080000000020372

Account: 221007463708
Statement Date: 10/09/2019
Current month's charges due 10/30/2019

Details of Charges – Service from 09/06/2019 to 10/04/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J17224	10/04/2019	0		0		0 kWh	1	29 Days

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

\$18.14
 \$0.47
\$18.61
 \$1.76

Tampa Electric Usage History

Kilowatt-Hours Per Day
 (Average)
 OCT 0
 SEP 0
 AUG 0

Total Electric Cost, Local Fees and Taxes

\$20.37

Other Fees and Charges

Deposit Payment(Receipt #100001161000*)
 Keep this receipt as proof of payment for deposit

\$200.00

Total Other Fees and Charges

\$0.00

Total Current Month's Charges

\$20.37

00001263-0002528-Page 3 of 4





Cypress Mill CDD

LENNAR HOMES LLC
3640 19TH AVE NE, LIGHTS
RUSKIN, FL 33573

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/11/2019
Account: 221007531645

Current month's charges:	\$2,262.61
Total amount due:	\$2,262.61
Payment Due By:	11/01/2019

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$2,262.61
Total Amount Due	\$2,262.61



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



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: 221007531645

Current month's charges:	\$2,262.61
Total amount due:	\$2,262.61
Payment Due By:	11/01/2019

Amount Enclosed

\$

600000217042

00001439 01 AV 0.38 33607 FTECO110111923372410 00000 02 01000000 006 02 8435 002



LENNAR HOMES LLC
4600 W CYPRESS ST, STE 200
TAMPA, FL 33607-4099

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

6000002170422210075316450000002262619

Page 1 of 4



ACCOUNT INVOICE

tampaelectric.com



Account: 221007531645
Statement Date: 10/11/2019
Current month's charges due 11/01/2019

Details of Charges – Service from 09/11/2019 to 10/03/2019

Cypress mill

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 23 days

Lighting Energy Charge	1140 kWh @ \$0.02904/kWh	\$33.11
Fixture & Maintenance Charge	77 Fixtures	\$742.43
Lighting Pole / Wire	77 Poles	\$1270.99
Lighting Fuel Charge	1140 kWh @ \$0.03194/kWh	\$36.41
Florida Gross Receipt Tax		\$1.78
State Tax		\$177.89

Lighting Charges \$2,262.61

Total Current Month's Charges \$2,262.61

00001438-0002878-Page 3 of 4

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 due to a meter change or final bill.



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74727			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Cypress Mill Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607



Received
 OCT 04 2019

2. Telephone: (813) 397-5120
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.cypressmillcdd.com
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 06/13/2018
11. Creation Document on File: 06/13/2018
12. Date Established: 06/13/2018
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 18-14
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/05/2018

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/4/19

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

REVIEWED dthomas 10/28/2019

Tampa Bay Times

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	
09/27/19	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
09/27/2019	Deirdre Almeida	184333
Total Amount Due		Ad Number
\$410.00		0000017377

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/27/19	09/27/19	0000017377	Times	Legals CLS	Meeting Schedule	1	2x49 L	\$408.00
09/27/19	09/27/19	0000017377	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x49 L	\$0.00 \$2.00

51300 - 4801

Q
10.9.19

REVIEWEDthomas 10/28/2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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	
09/27/19	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
09/27/2019	Deirdre Almeida	184333
Total Amount Due		Ad Number
\$410.00		0000017377

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

Received

OCT 02 2019

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



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 2230

Date	PO#
09/30/19	
SalesRep	Terms
Aaron Frazier	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#1619 - T&M Irrigation Repair			\$104.50	\$104.50
Repaired broken heads and bubblers around perimeter of club house area				
Repairs - 09/23/2019			\$104.50	
			Sales Tax	\$0.00
			Grand Total	\$104.50

53900 - 4611
QR
10.9.19

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



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 2257

Date	PO#
09/30/19	
SalesRep	Terms
Aaron Frazier	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#1631 - T&M Irrigation Repair			\$190.50	\$190.50
Replaced broken Heads and stand pipes along curb				
Repairs - 09/26/2019			\$190.50	
			Sales Tax	\$0.00
			Grand Total	\$190.50

53900-4611
10.9.19
62

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



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 2288

Date	PO#
10/04/19	
SalesRep	Terms
Aaron Frazier	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#1550 - Fall Mix Annuals			\$2,091.69	\$2,091.69
Estimate provided for install of 600 - 4" pot annuals with potting soil and pines fines at Cypress Mills.				
Annuals - 10/01/2019				
			\$2,091.69	
Sales Tax				\$0.00
Grand Total				\$2,091.69

53900 4607
10-22
R

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

REVIEWEDthomas 10/28/2019

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 9379

Invoice Date: Oct 1, 2019

Page: 1

Bill To:Cypress Mill CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607**Ship to:****Customer ID**

Cypress Mill CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Construction accounting services Bond Series 2018, FY 2019		2,250.00
		51300 3201		

Subtotal	2,250.00
Sales Tax	
Total Invoice Amount	2,250.00
Payment/Credit Applied	
TOTAL	2,250.00

REVIEWEDthomas 10/23/2019

DN

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	2586	\$ 7,680.35		Landscape Maintenance - November
Field Stone	2587	2,316.00	\$ 9,996.35	Landscape Maintenance - November
Meritus Districts	9401	3,169.81		Management Services - November
Sitex Aquatics	3314A	1,065.00		Lake Maintenance - November
Monthly Contract Sub-Total		\$ 14,231.16		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211017895700 111119	\$ 4,802.97		Electric Service - thru 11/04/19
Tampa Electric	221006350658 110619	56.11		Electric Service - thru 11/04/19
Tampa Electric	221006361218 110619	160.77		Electric Service - thru 11/01/19
Tampa Electric	221007463708 110819	20.37		Electric Service - thru 11/05/19
Tampa Electric	221007571559 110619	496.78	\$ 5,537.00	Electric Service - thru 10/31/19
Utilities Sub-Total		\$ 5,537.00		
Regular Services				
US Bank	5531929	\$ 4,040.63		Trustee Fee - FY20
Regular Services Sub-Total		\$ 4,040.63		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 23,808.79		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 2586

Date	PO#
11/01/19	
SalesRep	Terms
Chris Labenz	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#52 - 2019 Maintenance Contract November 2019			\$7,680.35	\$7,680.35

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

53900
4404
62

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



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 2587

Date	PO#
11/01/19	
SalesRep	Terms
Chris Labenz	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#895 - Maintenance Contract CDD November 2019			\$2,316.00	\$2,316.00

Sales Tax	\$0.00
Grand Total	\$2,316.00

53900
4604
62

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: 9401
Invoice Date: Nov 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		11/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		3,166.66
		Postage - September		3.15

Subtotal	3,169.81
Sales Tax	
Total Invoice Amount	3,169.81
Payment/Credit Applied	
TOTAL	3,169.81

REVIEWEDthomas 10/28/2019



Invoice

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

Date	Invoice #
11/1/2019	3314A

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	1,065.00	1,065.00
53900 4307 BR			
		Total	\$1,065.00

REVIEWEDdthomas 12/5/2019

Statement Date: 11/11/2019

Account: 211017895700

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

Current month's charges:	\$4,802.97
Total amount due:	\$4,802.97
Payment Due By:	12/02/2019

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$4,802.97
Total Amount Due	\$4,802.97

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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



Stay informed with e-News Update

Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit tampaelectric.com/emailsignup today.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211017895700

Current month's charges:	\$4,802.97
Total amount due:	\$4,802.97
Payment Due By:	12/02/2019

Amount Enclosed \$
616815367906

Received

NOV 15 2019

00002758 01 AB 0.40 33607 FTECO111111923332910 00000 04 01000000 003 06 23477 002



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

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

Account: 211017895700
Statement Date: 11/11/2019
Current month's charges due 12/02/2019

Details of Charges – Service from 10/22/2019 to 11/04/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 14 days

Lighting Energy Charge	694 kWh @ \$0.02904/kWh	\$20.15
Fixture & Maintenance Charge	77 Fixtures	\$451.92
Lighting Pole / Wire	77 Poles	\$773.64
Lighting Fuel Charge	694 kWh @ \$0.03194/kWh	\$22.17
Florida Gross Receipt Tax		\$1.09

Lighting Charges **\$1,268.97**

Other Fees and Charges

Electric Security Deposit \$3,534.00

Total Other Fees and Charges **\$3,534.00**

Total Current Month's Charges **\$4,802.97**

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 due to a meter change or final bill.



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

Statement Date: 11/06/2019
Account: 221006350658

Current month's charges:	\$56.11
Total amount due:	\$56.11
Payment Due By:	11/27/2019

Your Account Summary

Previous Amount Due	\$29.29
Payment(s) Received Since Last Statement	-\$29.29
Current Month's Charges	\$56.11
Total Amount Due	\$56.11

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **tampaelectric.com/811**.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$56.11
Total amount due:	\$56.11
Payment Due By:	11/27/2019

Amount Enclosed \$
663728875985

Received

NOV 12 2019

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

00006857 02 AV 0.38 33607 FTECO111061923304810 00000 02 01000000 015 03 13871 004

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

6637288759852210063506580000000056118

ACCOUNT INVOICE

tampaelectric.com



Account: 221006350658
Statement Date: 11/06/2019
Current month's charges due 11/27/2019

Details of Charges – Service from 10/05/2019 to 11/04/2019

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	11/04/2019	6,943		6,543		400 kWh	1	31 Days

Basic Service Charge

Energy Charge

Fuel Charge

Florida Gross Receipt Tax

Electric Service Cost

400 kWh @ \$0.05916/kWh

400 kWh @ \$0.03227/kWh

\$18.14

\$23.66

\$12.91

\$1.40

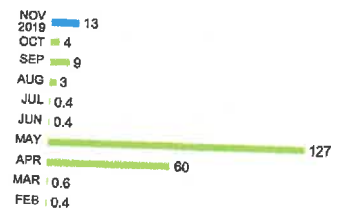
\$56.11

Total Current Month's Charges

\$56.11

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00006857-0014350-Page 3 of 8



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

Statement Date: 11/06/2019
Account: 221006361218

Current month's charges:	\$160.77
Total amount due:	\$160.77
Payment Due By:	11/27/2019

Your Account Summary

Previous Amount Due	\$111.16
Payment(s) Received Since Last Statement	-\$111.16
Current Month's Charges	\$160.77
Total Amount Due	\$160.77

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **tampaelectric.com/811**.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$160.77
Total amount due:	\$160.77
Payment Due By:	11/27/2019

Amount Enclosed

\$

645210398692

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

6452103986922210063612180000000160771

ACCOUNT INVOICE

tampaelectric.com



Account: 221006361218
Statement Date: 11/06/2019
Current month's charges due 11/27/2019

Details of Charges – Service from 10/05/2019 to 11/01/2019

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	11/01/2019	11,518		10,002		1,516 kWh	1	28 Days

Basic Service Charge

Energy Charge

Fuel Charge

Florida Gross Receipt Tax

Electric Service Cost

1,516 kWh @ \$0.05916/kWh

1,516 kWh @ \$0.03227/kWh

\$18.14

\$89.69

\$48.92

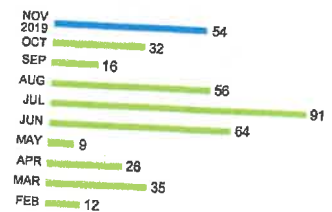
\$4.02

\$160.77

\$160.77

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Total Current Month's Charges

00006857-0014352-Page 7 of 8

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

Statement Date: 11/08/2019

Account: 221007463708

Current month's charges:	\$20.37
Total amount due:	\$20.37
Payment Due By:	12/02/2019

Your Account Summary

Previous Amount Due	\$20.37
Payment(s) Received Since Last Statement	-\$20.37
Current Month's Charges	\$20.37
Total Amount Due	\$20.37

Digging? Make the right call



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007463708

Current month's charges:	\$20.37
Total amount due:	\$20.37
Payment Due By:	12/02/2019

Amount Enclosed \$ _____
624222771641

00000476 01 AV 0.38 33607 FTECO111081923184110 00000 02 01000000 008 02 7331 002



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

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

6242227716412210074637080000000020370

ACCOUNT INVOICE

tampaelectric.com



Account: 221007463708
Statement Date: 11/08/2019
Current month's charges due 12/02/2019

Details of Charges – Service from 10/05/2019 to 11/05/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J17224	11/05/2019	0		0		0 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) NOV 0 OCT 0 SEP 0 AUG 0	
Florida Gross Receipt Tax						\$0.47		
Electric Service Cost						\$18.61		
State Tax						\$1.76		
Total Electric Cost, Local Fees and Taxes						\$20.37		
Total Current Month's Charges						\$20.37		

00000476-0000852-Page 3 of 4





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/06/2019
Account: 221007571559

LENNAR HOMES LLC
CYPRESS MILLER CREEK PH 1C1, LIGHTS
RUSKIN, FL 33573

Current month's charges:	\$496.78
Total amount due:	\$496.78
Payment Due By:	11/27/2019

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$496.78
Total Amount Due	\$496.78

Digging? Make the right call



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007571559

Current month's charges:	\$496.78
Total amount due:	\$496.78
Payment Due By:	11/27/2019

Amount Enclosed \$

679778232773

00004358 01 AV 0.38 33607 FTECO11051923304810 00000 02 01000000 007 03 11372 002

LENNAR HOMES LLC
4600 W CYPRESS ST, STE 200
TAMPA, FL 33607-4099

Cypress Mill
CDD

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

6797782327732210075715590000000496781

Page 1 of 4



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

Account: 221007571559
Statement Date: 11/06/2019
Current month's charges due 11/27/2019

Details of Charges – Service from 10/07/2019 to 10/31/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 25 days

Lighting Energy Charge	247 kWh @ \$0.02904/kWh	\$7.17
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.03194/kWh	\$7.89
Florida Gross Receipt Tax		\$0.39
State Tax		\$39.07
Lighting Charges		\$496.78

Total Current Month's Charges **\$496.78**

Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

We continue to add more solar to our fuel mix

We're proud to be the state's top producer of solar energy per customer. Our existing solar projects can power more than 100,000 homes with the sun. Visit our solar page at tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 84%, Coal 6%, Purchased Power 7% and Solar 3%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%





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

Invoice Number: 5531929
Account Number: 248209000
Invoice Date: 10/25/2019
Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

CYPRESS MILL CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

CYPRESS MILL CDD SERIES 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

CYPRESS MILL CDD SERIES 2018

Invoice Number: 5531929
Account Number: 248209000
Current Due: \$4,040.63

Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 248209000
Invoice # 5531929
Attn: Fee Dept St. Paul

Please mail payments to:

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

REVIEWEDdthomas 12/3/2019





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

3/3

Invoice Number: 5531929
Invoice Date: 10/25/2019
Account Number: 248209000
Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

CYPRESS MILL CDD SERIES 2018

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2019 - 09/30/2020				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 11/30/2019
(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	4,348	0	0	0	0	4,348
Investment-Revenue 2018 (9000)	0	7,179	0	0	0	7,179
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
Due From Developer	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
Deposits	4,334	0	0	0	0	4,334
Construction Work In Progress	0	0	0	7,958,699	0	7,958,699
Amount Available-Debt Service	0	0	0	0	139,102	139,102
Amount To Be Provided-Debt Service	0	0	0	0	8,445,898	8,445,898
Total Assets	8,682	146,147	95	7,958,699	8,585,000	16,698,624
Liabilities						
Accounts Payable	12,008	0	0	0	0	12,008
Accounts Payable - Other	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable-Series 2018	0	0	0	0	8,585,000	8,585,000
Total Liabilities	12,008	0	0	0	8,585,000	8,597,008
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	139,102	95	0	0	139,197
Fund Balance-Unreserved	3	0	0	0	0	3
Investment In General Fixed Assets	0	0	0	7,958,699	0	7,958,699
Other	(3,329)	7,045	0	0	0	3,717
Total Fund Equity & Other Credits	(3,326)	146,147	95	7,958,699	0	8,101,615
Total Liabilities & Fund Equity	8,682	146,147	95	7,958,699	8,585,000	16,698,624

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 11/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	132,731	3,576	(129,156)	(97)%
Contributions & Donations From Private Sources				
Developer Contributions	415,094	34,314	(380,780)	(92)%
Total Revenues	547,825	37,889	(509,936)	(93)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	6,333	31,667	83 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	9,000	4,041	4,959	55 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	7,500	0	7,500	100 %
Postage, Phone, Faxes, Copies	1,500	0	1,500	100 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	0	3,000	100 %
Bank Fees	300	52	248	83 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Administration	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,500	502	6,998	93 %
Utility Services				
Electric Utility Services	150,000	2,319	147,681	98 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	2,130	52,870	96 %
General Liability & Property Casualty Insurance	12,000	2,819	9,181	77 %
Landscape Maintenance - Contract	140,000	17,677	122,323	87 %
Miscellaneous Repairs & Maintenance	7,500	0	7,500	100 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	2,092	22,908	92 %
Landscape Maintenance - Other	15,300	0	15,300	100 %
Irrigation Maintenance	10,000	773	9,227	92 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	7,500	0	7,500	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	5,450	0	5,450	100 %
Total Expenditures	547,825	41,218	506,607	92 %
Excess of Revenues Over (Under) Expenditures	0	(3,329)	(3,329)	0 %
Fund Balance, Beginning of Period	0	3	3	0 %
Fund Balance, End of Period	0	(3,326)	(3,326)	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2019 Through 11/30/2019
(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	553,475	7,007	(546,468)	(99)%
Interest Earnings				
Interest Earnings	0	38	38	0 %
Total Revenues	553,475	7,045	(546,430)	(99)%
Expenditures				
Debt Service Payments				
Interest Payments	408,476	0	408,476	100 %
Principal Payments	145,000	0	145,000	100 %
Total Expenditures	553,476	0	553,476	100 %
Excess of Revenues Over (Under) Expenditures	(1)	7,045	7,046	(704,631)%
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	(1)	146,147	146,148	(14,614,829)%

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
From 10/1/2019 Through 11/30/2019
(In Whole Numbers)

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

Cypress Mill

Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2019 Through 11/30/2019
 (In Whole Numbers)

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

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 11/30/19
Reconciliation Date: 11/30/2019
Status: Locked

Bank Balance	11,355.32
Less Outstanding Checks/Vouchers	7,007.01
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	4,348.31
Balance Per Books	<u>4,348.31</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 11/30/19
Reconciliation Date: 11/30/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1105	11/22/2019	Series 2018 FY20 Tax Dist ID 447	7,007.01	Cypress Mill CDD
Outstanding Checks/Vouchers			7,007.01	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1099	11/1/2019	System Generated Check/Voucher	3,169.81	Meritus Districts
1100	11/1/2019	System Generated Check/Voucher	426.00	Straley Robin Vericker
1101	11/6/2019	System Generated Check/Voucher	7,680.35	Field Stone Landscape Services
1102	11/6/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1103	11/14/2019	System Generated Check/Voucher	237.25	Tampa Electric
1104	11/21/2019	System Generated Check/Voucher	496.78	Tampa Electric
CD018	11/21/2019	Bank Fee	<u>28.37</u>	
Cleared Checks/Vouchers			<u>13,103.56</u>	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR033	11/20/2019	Tax Distribution - 11.20.19	<u>10,582.53</u>
Cleared Deposits				<u>10,582.53</u>
				<u><u>10,582.53</u></u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 11/5/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Construction debris-carry over
INVASIVE MATERIAL (FLOATING)	20	20	0	Look clean
INVASIVE MATERIAL (SUBMERSED)	20	10	-10	The cattails have been sprayed
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 11/5/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Dead Palm trees
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	680	-20	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Tuesday, November 5, 2019

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Better</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>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>OK</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Ok</u>
CLEANLINESS	5	5	0	<u>OK</u>
MULCHING	5	5	0	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	<u>Turf weeds</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>New annuals are small</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	93	-7	93%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill November



The recently planted begonias are small.





The turf conditions have improved.



Two of the parks are almost complete.





There are some dead sabal palms at the end of Wash Island.



The pine straw beds could use fresh pine straw.



The ponds are looking better, most of the cattails have been sprayed.











Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 1/2/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Construction debris in several ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Algae outbreak in a few ponds
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Grass weeds around the perimeter of some ponds
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 1/2/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Dead palm trees/annuals
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	680	-20	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Thursday, January 2, 2020

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	3	-2	<u>Fair</u>
TURF FERTILITY	10	8	-2	<u>Some areas are chlorotic</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	7	-3	<u>Several fire ant mounds</u>
PLANT FERTILITY	5	4	-1	<u>Ok</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Some areas need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Ok</u>
CLEANLINESS	5	5	0	<u>OK</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	<u>Turf weeds</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	84	-16	84%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill January



The annuals at the entrance are looking weak and the beds need weed detailing.



There are several fire ants' mounds throughout the community.



Now that the muhly grass has bloomed out it needs to be trimmed.



A willow tree next to the amenity needs to be staked up.



Progress is being made on completing the pocket parks.





Some of the newly installed landscape beds need to be weeded.



New fencing and landscape have been added.



Areas of turf along Miller Creek are weak.



The pine straw beds need to be freshened up.



The ponds at the entrance need to be treated for algae.





